



AGENDA

Code Enforcement, Adjustments and Appeals

Board

**City of St. Augustine,
Florida Alcazar Room**

Tuesday, November 10, 2020 at 3:00 p.m.

HEALTH AND SAFETY PROTOCOLS FOR IN-PERSON PUBLIC MEETINGS AND HEARINGS

Pursuant to Resolution 2020-21, the City Manager is designated and authorized to implement all Health and Safety Protocols deemed necessary or recommended under the authority granted in Resolution 2020-10.

Based upon the current CDC guidelines and the local conditions, the following Health and Safety Protocols will apply to all in-person public meetings and hearings. These Health and Safety Protocols will be published on the City's website and with all public meeting notices. All Health and Safety Protocols will be fully enforced.

1. All meeting rooms will be configured to maintain the 6-foot social distancing radius recommended by the CDC.
2. All meeting rooms will be sanitized by wiping all flat surfaces and chairs prior to each meeting.
3. All members of the public, City Commission, staff, and appointed boards or committees are required to wear a face covering over the nose and mouth at all times while in the meeting room. If necessary, a face covering may be lowered in order to be audible while actively speaking but must replace the face covering over nose and mouth immediately after speaking.
4. Face masks and hand sanitizer will be made available as needed prior to entry.
5. Face coverings include a uniform piece of material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands. Types of coverings include a face mask, homemade mask, or other covering, such as a scarf, bandana, handkerchief, or other similar cloth covering or full-face shields.
6. Participants requesting accommodation due to a disability which prevents the use of face coverings may use alternative face coverings. Alternative face coverings include scarves, other loose face covering, or full-face shield.

7. Participants unable to wear a face covering will be required to remain outside of the meeting hall where they may audibly observe the meeting or hearing. Participants will be allowed to participate in any public comment period and will be escorted to the podium and must exit the room after comment.
8. Capacity for physical attendance within the Alcazar Room will be reduced based on the 6-foot social distancing. Physical attendance will be prioritized as follows until maximum capacity is reached:
 - a. CEAAB Members
 - b. City Attorney
 - c. Recording Secretary
 - d. Necessary staff
 - e. Applicants (one at a time)
 - f. Public participants
9. Applicants appearing before a board for hearing will be asked to queue outside the meeting room and enter with any witnesses or agents upon the calling of their application for hearing.

Regular Agenda

1. **Roll Call**
2. **Swearing in of Staff**
3. **General Public Comments for Items Not on the Agenda**
4. **Approval of Minutes**
 - a. Regular Meeting Minutes from March 10, 2020.
5. **Disclosure of Ex-Parte Communications**
6. **Building Code Variances**

(None)
7. **Review of Previously Heard Cases**
 - a. 2019-0498

Priscilla Davenport
93 and 95 Oneida Street
City Code, Chapter 19, Section 19-4
Certain growth prohibited.

8. Review of New Cases

a. 2020-0048

James A. Philcox

111 Zoratoa Avenue

City Code, Chapter 8, Section 8-301

International Property Maintenance Code,
Section(s) 303.1 & 303.2.

Swimming pools and enclosures.

9. City Attorney Items

(None)

10. Other Business

(None)

11. Review of Conflict Statements from Previous Meeting

12. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
March 10, 2020

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, March 10, 2020, in the Alcazar Room at City Hall. The meeting was called to order by Stephen Simmons, Chairman, and the following were present:

1. ROLL CALL

Stephen Simmons, Chairman
Larry Weeks, Vice Chairman
CeCe Reigle
Thomas Day
William Masson
Charles Pappas
Karen Valachovic

Staff Present:

Isabelle Lopez, Esq., City Attorney
David Birchim, Director, Planning & Building Department
Richard Schauland, Building Official
Curtis Boles, Code Enforcement Inspector
Robert van Mierop, Code Enforcement Inspector
Sandra Partin, Administrative Coordinator, Recording

The City staff was sworn in.

2. GENERAL PUBLIC COMMENT

None.

**3. APPROVAL OF MINUTES
(February 11, 2020)**

MOTION

Mr. Masson moved to approve the minutes as presented. The motion was seconded by Mr. Day and approved by unanimous voice vote.

3. DISCLOSURE OF EX-PARTE COMMUNICATIONS

None.

4. VARIANCES/TREE REMOVAL

None.

5. REVIEW OF PREVIOUSLY HEARD CASES

Item 5 (a) 2019-0498

Priscilla Davenport
93 and 95 Oneida Street
City Code, Chapter 19, Section 19-4
Certain growth prohibited.

Mr. Boles read the staff report, provided a visual presentation and made recommendation that the case be closed for compliance.

Public comment was opened.

Krista Jackson, 807 Mickler Boulevard, testified to the following:

Mailing address 1093 A1A Beach, #544, 32080

Mr. Simmons apprised Mrs. Jackson what had transpired in the previous meeting concerning the case.

Mrs. Jackson stated that they had entered a contract but have not closed on the sale of the property as there were issues with probate. They met with the realtor and that the probate documents had been signed and she was anticipating closing soon.

Public comment was closed.

The Board had a brief discussion about continuing the case until such time the sale of the property had been completed.

MOTION

Mr. Masson moved to follow staff recommendation and close the case for compliance. The motion was seconded by Mr. Weeks but failed by the following voice vote:

Ayes: Masson, Weeks, Valachovic.
Nays: Simmons, Day, Reigle, Pappas.

MOTION

Ms. Reigle moved to continue the case to May 12, 2020, to allow for ownership to be established. The motion was seconded by Mr. Masson and approved by unanimous voice vote.

6. REVIEW OF NEW CASES

None.

7. CITY ATTORNEY ITEMS

None.

8. OTHER BUSINESS

Mr. Schauland requested that his discussion of Homeowner Mechanical Permits be postponed to the next regularly scheduled meeting.

9. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

None.

10. ADJOURNMENT

Meeting was adjourned at 3:21 P.M.

Stephen Simmons, Chairperson

Sandra Partin, Administrative Coordinator

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments and Appeals Board

DATE: November 10, 2020

SUBJECT: Case Number 2019-0498

RESPONDENT: Priscilla Davenport

LOCATIONS: 93 and 95 Oneida Street

VIOLATION: Chapter 19, Section 19-4, Certain growth prohibited.

BACKGROUND INFORMATION:

On October 2, 2019, staff received a complaint from the owner of 91 Oneida Street, a Mr. Brandy Holland. Mr. Holland asked staff to convey his willingness to buy the property from the owner. Staff began their search for Mrs. Davenport.

On October 8, 2019, a second public complaint was received regarding the condition of the yard at 93 and 95 Oneida Street. The complainant, Mr. Matt Pennington, asked if I could convey his intent to buy the property. Each of the two men have spoken with the owner prior to staff involvement to direct her in cutting and maintaining the property.

On October 9, 2019, Staff posted the property with an "Official Notice and Order" prohibiting overgrown weeds and grass. Thirty (30) days was given to correct or face fines up to \$250 per day.

On November 11, 2019, Staff found the property to still be in violation. Note that the 9th fell on a Saturday and all City offices were closed.

With the application deadline submittal for the Code Enforcement Board being November 15, 2019, and staff determination not to hold a Code Board meeting in December, Staff stalled mailing of the "Official Notice of Violation".

On November 21, 2019, Staff mailed an "Official Notice of Violation" allowing the Respondent 30 days to correct or be placed on the agenda to appear before the Code Enforcement Board.

On December 9, 2019, Staff viewed the property and found the violation had not been corrected.

On January 17, 2020, Staff mailed an "Official Notice of CEAAB Hearing" for February 11, 2020.

On January 31, 2020, a "Posting Affidavit" of this day's hearing was posted at the property and with the City Clerk's Office.

On February 3, 2020, Staff conducted a site inspection and found that the property had been brought into compliance.

On February 11, 2020, this case was heard by the Code Enforcement, Adjustments, and Appeals Board. A motion to find the property in compliance and close the case was voted on and failed to pass. The Board voted and passed to continue the case until the March 10, 2020 meeting.

On February 27, 2020, Staff contacted Mrs. Priscilla Davenport about the property. Mrs. Davenport informed Staff that she had sold the property to Mr. and Mrs. Jackson. Mrs. Davenport provided a contact number for the new owners. To date, the sale has not posted on the St. Johns County Property Appraisers website or on the Clerk of Courts website.

*On February 28, 2020, Staff contacted Mrs. Christa Jackson, who confirmed that she and her husband **did not** purchased the property from Mrs. Davenport. Staff informed Mrs. Jackson of the status of the case and encouraged her to attend the March 10, 2020 meeting to answer questions the Board may have.*

On March 10, 2020, the CEAAB heard testimony and continued the case to May 12, 2020, to allow ownership to be established. However, due to COVID-19, there was no meeting scheduled from April through October 2020.

On July 14, 2020, Staff inspected the property and found it to be in compliance.

On July 30, 2020, property was purchased by Anthony Peterson.

On August 13, 2020, Staff inspected the property and found it be in compliance.

STAFF RECOMMENDATION:

Staff recommends the CEAAB find the property to be in compliance and close the case. The new property owner has kept the property in compliance since the purchase.

Respectfully Submitted,

Curtis Boles
Code Enforcement Inspector

Sec. 19-4. - Certain growth and conditions prohibited.

It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow conditions to remain thereon that create harborage for rodents, vermin, or mosquitos; or to allow the existence of depressions, excavations, containers, or any other condition on such premises wherein untreated water may accumulate and stand in such a manner as to make possible the propagation of mosquitoes thereon.

(Code 1964, § 14-14; Ord. No. 19-05, § 1, 4-22-19)

Select Year: 2019 ▼ Go

The 2019 Florida Statutes

Title XI
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

Chapter 162
COUNTY OR MUNICIPAL CODE
ENFORCEMENT

[View Entire
Chapter](#)

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed \$1,000 per day per violation for a first violation, \$5,000 per day per violation for a repeat violation, and up to \$15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in

the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.



October 28, 2020

Anthony Peterson
5111 S. Ridgewood Avenue Ste 201
Port Orange, FL 32137

RE: Code Enforcement Case 2019-0498, 93 and 95 Oneida Street

Mr. Peterson,

This letter is to inform you that the active Code Enforcement Case, overgrown weeds and grass, for your property at 93 and 95 Oneida Street is scheduled to be heard before the City of St. Augustine Code Enforcement, Adjustments, and Appeals Board (CEAAB) on November 10, 2020. The meeting is held at 3:00 p.m. in the Alcazar Room of City Hall. For normal cases, an Official Notice to Appear is sent to the owner. Since you were not the owner at the time of the violation, we did not feel that it would be appropriate to send that notice to you. Rather, we have chosen to inform you through this letter.

This case originally went before the CEAAB on February 11, 2020. During that hearing, the owner at the time was not present, and the board members voted to continue the case until the March 10, 2020 hearing. At the March 10, 2020 hearing, the owner at the time was not present, but a prospective buyer was present. The board members voted to continue the case until the April 14, 2020 hearing. The CEAAB has not met since the March 10, 2020 hearing due to the COVID-19 pandemic. The November 10, 2020 hearing will be the first hearing since the shutdown. This hearing is an in-person hearing that will follow all recommended CDC guidelines.

A Code Enforcement Officer will visit the property the day prior to the hearing to assess the condition of the property to see if it is in compliance with Chapter 19, Section 4 of the City ordinances. He will also photograph the property so that it can be presented to the CEAAB members. If the weeds and grass are cut so that they are no higher than twelve inches from the ground, the officer will recommend that the case be closed for compliance in his Staff Report. If the grass and weeds are higher than twelve inches, the officer could recommend that the CEAAB find the property in violation and that they impose a fine of up to \$250 per day until the property is brought into compliance. The officers Staff Report only gives recommendations, the CEAAB members are the ones that make motions and vote on the resulting order.

Even though it is not required for the owner to be present for the hearing, it is always recommended so that they may answer any questions that the board members may have. They will also have the opportunity to present their side of the story. Some property owners are unable to attend these meetings for various reasons, such as work. For these situations, some choose to

RE: Code Enforcement Case 2019-0498, 93 and 95 Oneida Street

write an email or letter to address the CEAAB. When this happens, we provide the letter or email to the members for their consideration.

Again, your property at 93 and 95 Oneida Street is scheduled to be heard at the November 10, 2020 CEAAB hearing for the active case from the previous owner. If the condition of the property is in compliance with the City ordinances, the Code Enforcement Officer will recommend that the case be closed for compliance.

If you have any question about this case, feel free to contact me by phone or email, and I will try to help in any way that I can.

Respectfully,



Richard "Buddy" Schauland, CBO, CFM

Building Official

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.209.4327 | Mobile: 904.495.6701

Email: rschauland@citystaug.com

Web: www.CityStAug.com



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Certified Mail: 7019 2280 0000 6192 7655











St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2019 TRIM Notice

[2019 TRIM Notice\(PDF\)](#)

Summary

Parcel ID 2080100000
Location Address 93 ONEIDA ST
 95 ONEIDA ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Dumas Tract with part City St Aug (622)
Tax Description* DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 & OR1011/1689(P/R) & 4907/1859(S/A) & 4992/892 & 5005/1669
**The Description above is not to be used on legal documents.*
Property Use Code Multi-Family (Less than 10 Units) (0800)
Subdivision Dumas Tract
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 0.130
Homestead N

Owner Information

Owner Name Peterson Anthony 33.33%
 91 Oneida LLC 66.66%
Mailing Address 5111 S RIDGEWOOD AVE STE 201
 PORT ORANGE, FL 32127-0000

Valuation Information

	2020
Building Value	\$18,917
Extra Features Value	\$0
Total Land Value	\$162,864
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$181,781
Total Deferred	\$37,920
Assessed Value	\$143,861
Total Exemptions	\$0
Taxable Value	\$143,861

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$15,379	\$0	\$162,864	\$0	\$0	\$178,243	\$130,783	\$47,460	\$130,783
2018	\$15,073	\$0	\$150,336	\$0	\$0	\$165,409	\$118,894	\$46,515	\$118,894
2017	\$15,073	\$297	\$135,302	\$0	\$0	\$150,672	\$108,085	\$42,587	\$108,085
2016	\$15,073	\$297	\$117,450	\$0	\$0	\$132,820	\$98,259	\$34,561	\$98,259
2015	\$12,927	\$297	\$93,960	\$0	\$0	\$107,184	\$89,326	\$17,858	\$89,326
2014	\$15,271	\$297	\$75,168	\$0	\$0	\$90,736	\$81,205	\$9,531	\$81,205
2013	\$15,271	\$297	\$58,255	\$0	\$0	\$73,823	\$73,823	\$0	\$73,823
2012	\$30,541	\$297	\$50,738	\$0	\$0	\$81,576	\$81,576	\$0	\$81,576
2011	\$30,541	\$297	\$56,376	\$0	\$0	\$87,214	\$87,214	\$0	\$87,214
2010	\$30,541	\$297	\$62,640	\$0	\$0	\$93,478	\$93,478	\$0	\$93,478

Building Information

Building 1
 Actual Area 1684
 Conditioned Area 1456
 Actual Year Built 1910
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Aluminum Vinyl

Roof Structure Gable Hip
 Roof Cover Composite Shingle
 Interior Flooring Carpet, Pine Wood
 Interior Wall Drywall
 Heating Type Forced Air
 Heating Fuel
 Air Conditioning None
 Baths

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	836	836
FINISHED OPEN PORCH	0	108
FINISHED OPEN PORCH	0	60
POINTER	0	0
FINISHED UPPER STORY	620	620
FINISHED OPEN PORCH	0	60
Total SqFt	1456	1684

Building 2
 Actual Area 641
 Conditioned Area 546
 Actual Year Built 1910
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Wood

Roof Structure Gable Hip
 Roof Cover Metal
 Interior Flooring Pine Wood
 Interior Wall Drywall
 Heating Type Forced Air
 Heating Fuel
 Air Conditioning None
 Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%

Floor System	Wood Frame	100%
Description	Conditioned Area	Actual Area
POINTER	0	0
FINISHED OPEN PORCH	0	95
BASE AREA	546	546
Total SqFt	546	641

Extra Feature Information

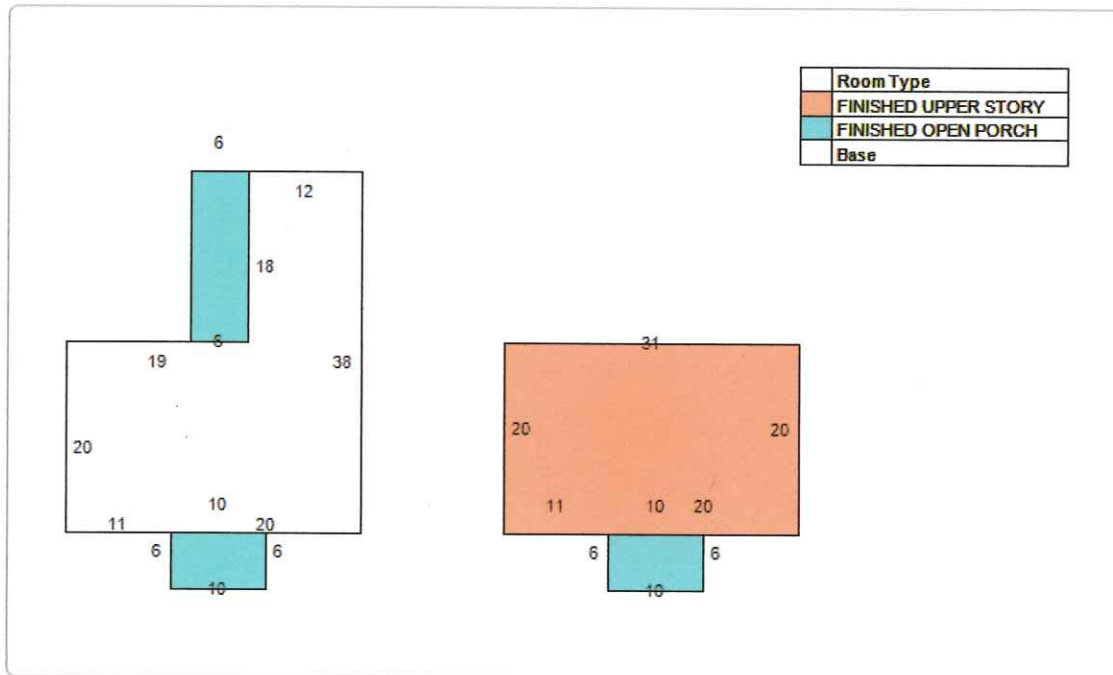
Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	324

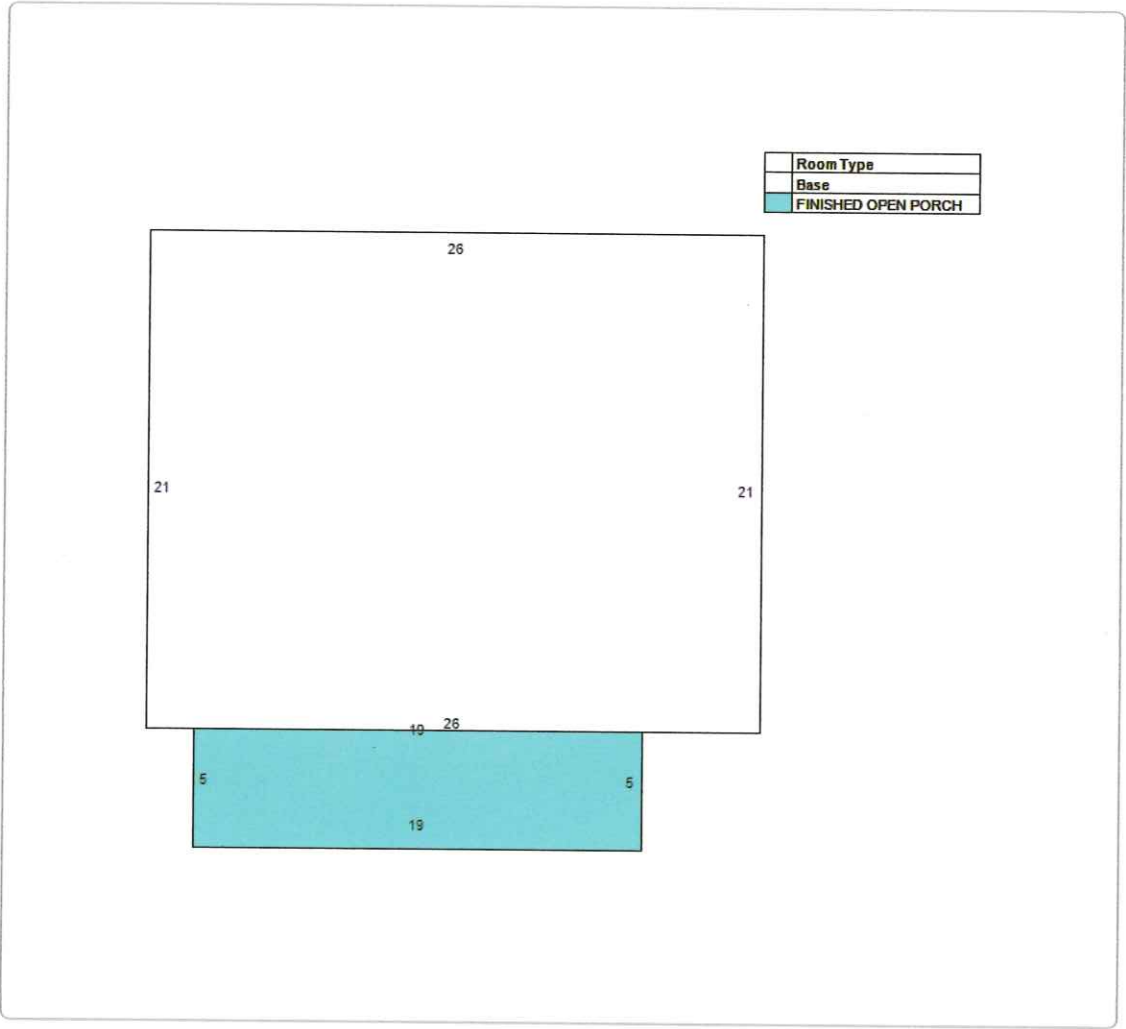
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	72	90	72	EF	\$162,864

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/4/2020	7/30/2020	\$271,000.00	WD	5005	1669	U	I	DIRECTO HOME BUYER 1 INC	91 ONEIDA LLC
7/17/2020	7/13/2020	\$125,000.00	WD	4992	892	U	I	DAVENPORT PRISCILLA ET AL	DIRECTO HOME BUYER 1 INC
3/23/2020	3/21/2020	\$0.00	SA	4907	1859	U	I	PETERSON BARBARA ESTATE	WILLIAMS JAMES
9/20/1993	3/31/1992	\$100.00	PR	1011	1689	U	I	MARS LYNWOOD ESTATE	DAVENPORT PRISCILLA ET AL

Sketch Information



No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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[Version 2.3.88](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
91 ONEIDA LLC

Filing Information

Document Number	L20000143256
FEI/EIN Number	NONE
Date Filed	05/26/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/03/2020
Event Effective Date	NONE

Principal Address

5111 S. RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127

Mailing Address

5111 S. RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127 AX

Registered Agent Name & Address

CLARK, DOUGLAS A
5111 S RIDGEWOOD AVENUE
SUITE 201
PORT ORANGE, FL 32127

Name Changed: 08/03/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

CLARK, MOLLIE J
5111 S RIDGEWOOD AVENUE SUITE 201
PORT ORANGE, FL 32127

Annual Reports

No Annual Reports Filed

Document Images

[08/03/2020 -- LC Amendment](#)

[View image in PDF format](#)

[05/26/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



03/03/2020 11:04



03/03/2020 11:05



03/03/2020 11:05



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2080100000
Location Address	93 ONEIDA ST 95 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 & OR1011/1689(P/R) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Davenport Priscilla Et AL 33.33% Peterson Barbara 33.33% Peterson Anthony 33.33%
Mailing Address	C/O PRISCILLA J DAVENPORT PO BOX 125 TOPPING, VA 23169-0125

Map



Valuation Information

	2020
Building Value	\$18,917
Extra Features Value	\$0
Total Land Value	\$162,864
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$181,781
Total Deferred	\$37,920
Assessed Value	\$143,861
Total Exemptions	\$0
Taxable Value	\$143,861

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$15,379	\$0	\$162,864	\$0	\$0	\$178,243	\$130,783	\$47,460	\$130,783
2018	\$15,073	\$0	\$150,336	\$0	\$0	\$165,409	\$118,894	\$46,515	\$118,894
2017	\$15,073	\$297	\$135,302	\$0	\$0	\$150,672	\$108,085	\$42,587	\$108,085
2016	\$15,073	\$297	\$117,450	\$0	\$0	\$132,820	\$98,259	\$34,561	\$98,259
2015	\$12,927	\$297	\$93,960	\$0	\$0	\$107,184	\$89,326	\$17,858	\$89,326
2014	\$15,271	\$297	\$75,168	\$0	\$0	\$90,736	\$81,205	\$9,531	\$81,205
2013	\$15,271	\$297	\$58,255	\$0	\$0	\$73,823	\$73,823	\$0	\$73,823
2012	\$30,541	\$297	\$50,738	\$0	\$0	\$81,576	\$81,576	\$0	\$81,576
2011	\$30,541	\$297	\$56,376	\$0	\$0	\$87,214	\$87,214	\$0	\$87,214
2010	\$30,541	\$297	\$62,640	\$0	\$0	\$93,478	\$93,478	\$0	\$93,478

Building Information

Building	1
Actual Area	1684
Conditioned Area	1456
Actual Year Built	1910
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Aluminum Vinyl

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	None
Baths	

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	836	836
FINISHED OPEN PORCH	0	108
FINISHED OPEN PORCH	0	60
POINTER	0	0
FINISHED UPPER STORY	620	620
FINISHED OPEN PORCH	0	60
Total SqFt	1456	1684

Building	2
Actual Area	641
Conditioned Area	546
Actual Year Built	1910
Use	Single Family Residence
Style	01

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	

Class	N	Air Conditioning	None
Exterior Wall	Wood	Baths	
Category	Type	Pct	
Exterior Wall	Wood	100%	
Roofing Structure	Gable Hip	100%	
Roofing Cover	Metal	100%	
Interior Walls	Drywall	100%	
Interior Flooring	Pine Wood	100%	
Heating Type	Forced Air	100%	
Air Conditioning	None	100%	
Frame	Wood Frame	100%	
Plumbing	5 Fixtures	100%	
Electrical	Average	100%	
Foundation	Piers and Posts	100%	
Floor System	Wood Frame	100%	

Description	Conditioned Area	Actual Area
POINTER	0	0
FINISHED OPEN PORCH	0	95
BASE AREA	546	546
Total SqFt	546	641

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	324

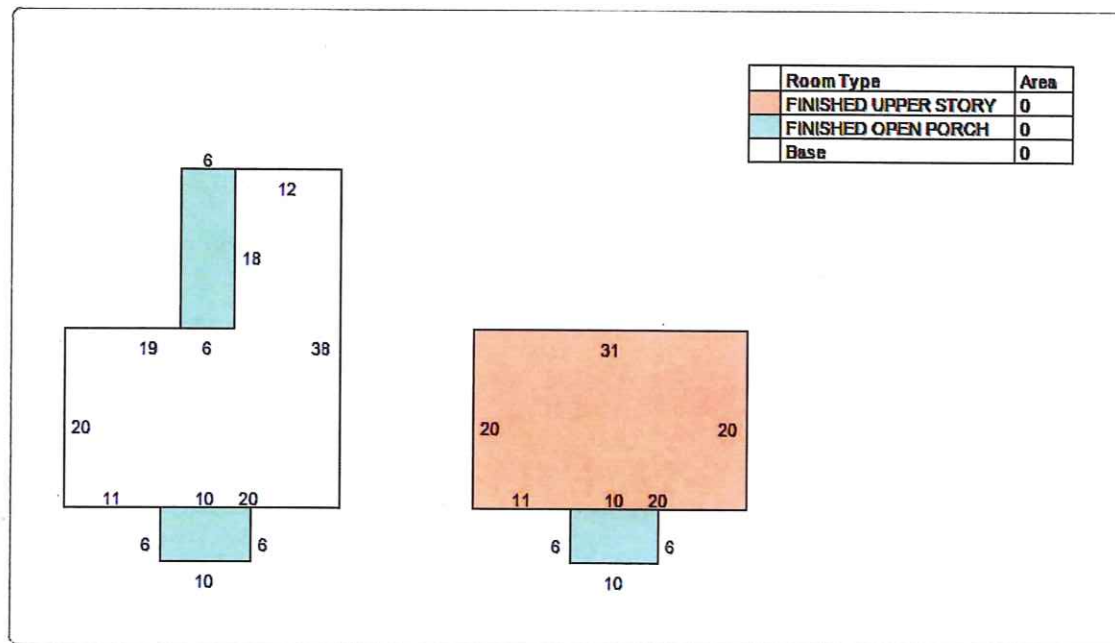
Land Information

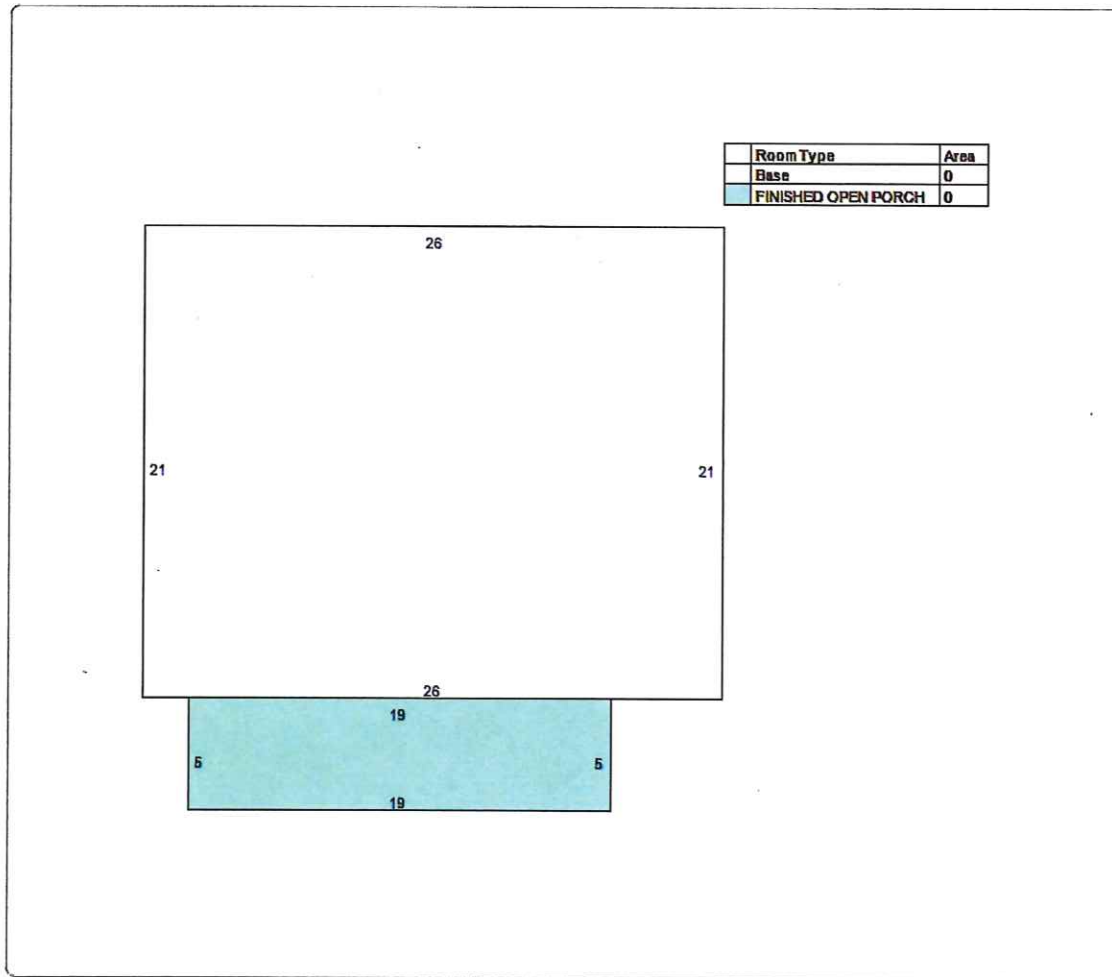
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	72	90	72	EF	\$162,864

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/20/1993	3/31/1992	\$100.00	PR	1011	1689	U	I	MARS LYNWOOD ESTATE	DAVENPORT PRISCILLA ET AL

Sketch Information





No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 2/25/2020, 11:53:54 PM](#)

[Version 2.3.41](#)

Developed by
 **Schneider**
GEOSPATIAL

Just Ret C. Bennett

Rec 9+150

DO 70

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(Testate)

Recorded in Public Records, St. Johns County, FL
Clerk # 93028657 O.R. 1011 PG 1689 01:44PM 09-20-93
Recording 9.00 Surcharge 1.50 Doc Stamp 0.70

THIS INDENTURE, made this 31st day of March, 1992, by and between
BARBARA PETERSON, 4120-22 Hutch River Pkwy. E, Bronx, NY 10475
_____, the duly qualified
and acting personal representative of the estate of LYNWOOD MARS
_____, deceased, party of the first part and
PRISCILLA DAVENPORT, BARBARA PETERSON and ANTHONY PETERSON
_____, whose post office address is
c/o Barbara Peterson, 4120-22 Hutch River Pkwy. E, Bronx, NY 10475
and whose social security or tax identification number is _____, parties
of the second part.

WITNESSETH: That WHEREAS, LYNWOOD MARS
died testate a resident of St. Johns County, Florida, on July 9, 1991,
seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the parties of the second part as of the date of
said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which
was admitted to probate and recorded by the Circuit Court for St. Johns County,
Florida, Probate Division, in Case No. 91-288 C.P., subject only to the right of the party
of the first part to sell or encumber the property for the purpose of defraying claims, costs and
expenses of administration of the decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the parties of
the second part and evidence the release of the property from said right to sell or encumber;

NOW, THEREFORE, in consideration of the foregoing and in connection with the distribution
of the estate of said decedent, the party of the first part has released to the parties of the second
part the right to sell or encumber said property and granted, conveyed and confirmed unto the part
of the second part, their heirs and assigns forever, all of the interest of said decedent in and
to the real property situated in St. Johns County, Florida, described as follows:

Lots 6 and 7, Block J, Dumas Tract, according
to the official map of the City of St. Augus-
tine on file in the office of the Clerk of
the Circuit Court, St. Johns County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NO. 208010-0000

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of

L. Giovinnini Antin
L. Giovinnini Antin

Barbara Peterson
Barbara Peterson
As personal representative of the estate of

Rose Ginivan
Rose Ginivan

Lynwood Mars
deceased

STATE OF ~~FLORIDA~~ NEW YORK

COUNTY OF Put

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 31st day of March, 19 92, by BARBARA PETERSON

as personal representative of the estate of LYNWOOD MARS

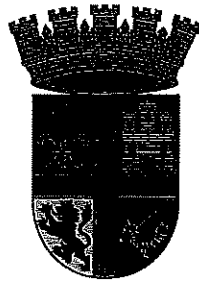
, deceased.

Bernice Rotondi
Notary Public, State of ~~Florida~~ New York

My Commission Expires:

This instrument prepared by:
Charles R. Bennett
1750 Highway 1A South
St. Augustine, FL 32084

BERNICE ROTONDI
NOTARY PUBLIC, State of New York
No. 03-4757300
Qualified in Bronx County
Commission Expires Feb. 26, 1993



CITY OF
ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

OFFICIAL NOTICE OF
CONFIRMATION OF ACTION
AND OFFICIAL NOTICE OF
CEAAB HEARING

February 11, 2020

Priscilla Davenport, Etal
C/O Priscilla J. Davenport
P. O. Box 125
Topping, VA 23169-0125

RE: **93 and 95 Oneida Street**
 Overgrown weeds and grass.
 City Code, Chapter 19, Section 19-4
 CEAAB Case No. 2019-0498

Dear Ms. Davenport:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on February 11, 2020, relative to your case.

The CEAAB ordered the case "**Continued until the March 10, 2020, CEAAB Meeting**". The CEAAB hearing was conducted in accordance with F.S. 162.07, and as a part of the hearing this "**Official Notice**" is being sent to you as required by State Law.

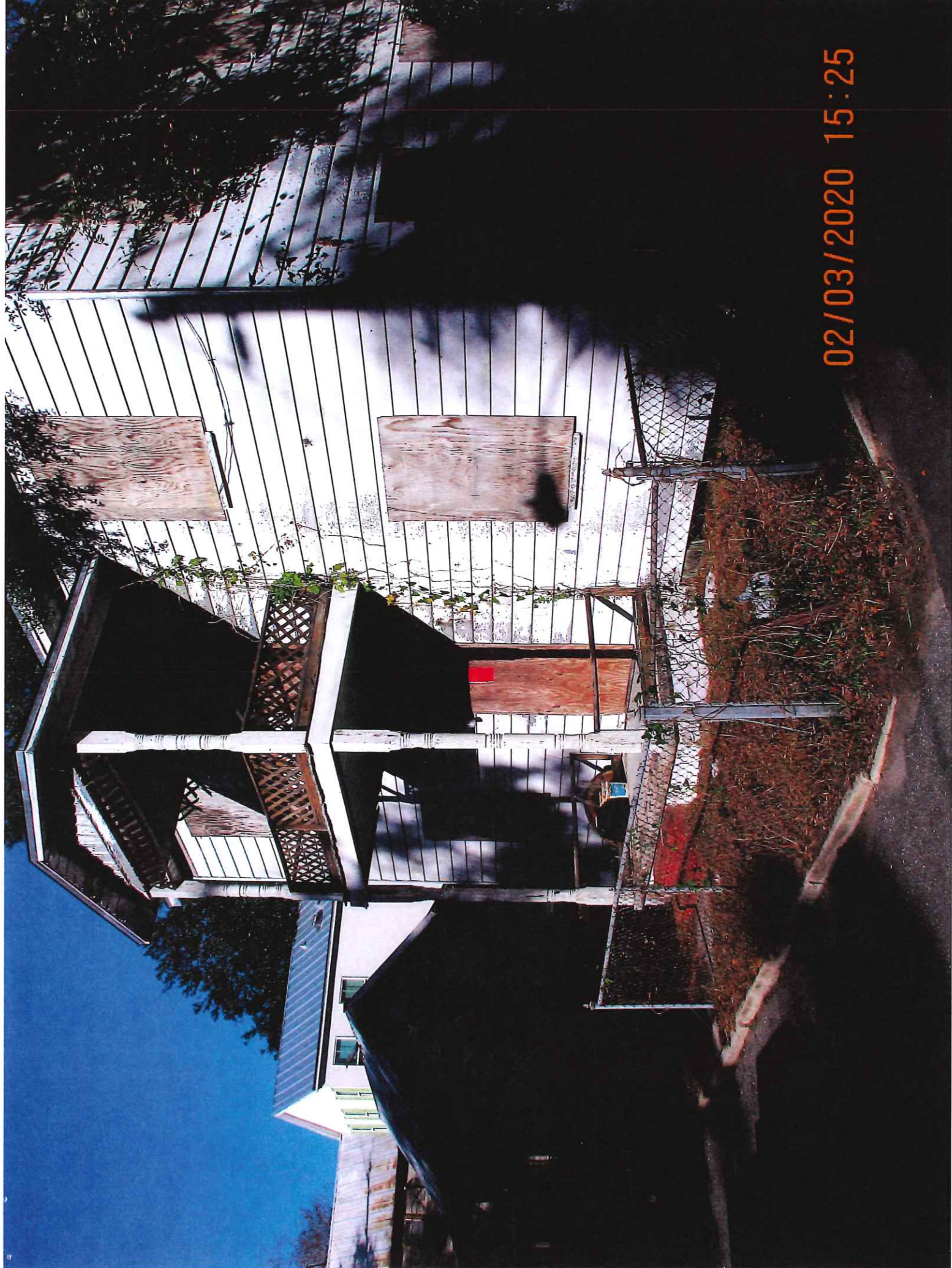
This will also serve as your "**Official Notice**" that you or your authorized representative are advised to appear at the **CEAAB Meeting on Tuesday, March 10, 2020 at 3:00 P.M.** in the Alcazar Room at City Hall, as you have been placed on the agenda for this meeting.

If you should have any questions concerning this correspondence, please contact me at (904) 825-1065.

Sincerely,

Curtis Boles
Code Enforcement Inspector
Certified Mail 7015 3430 0000 8755 4440

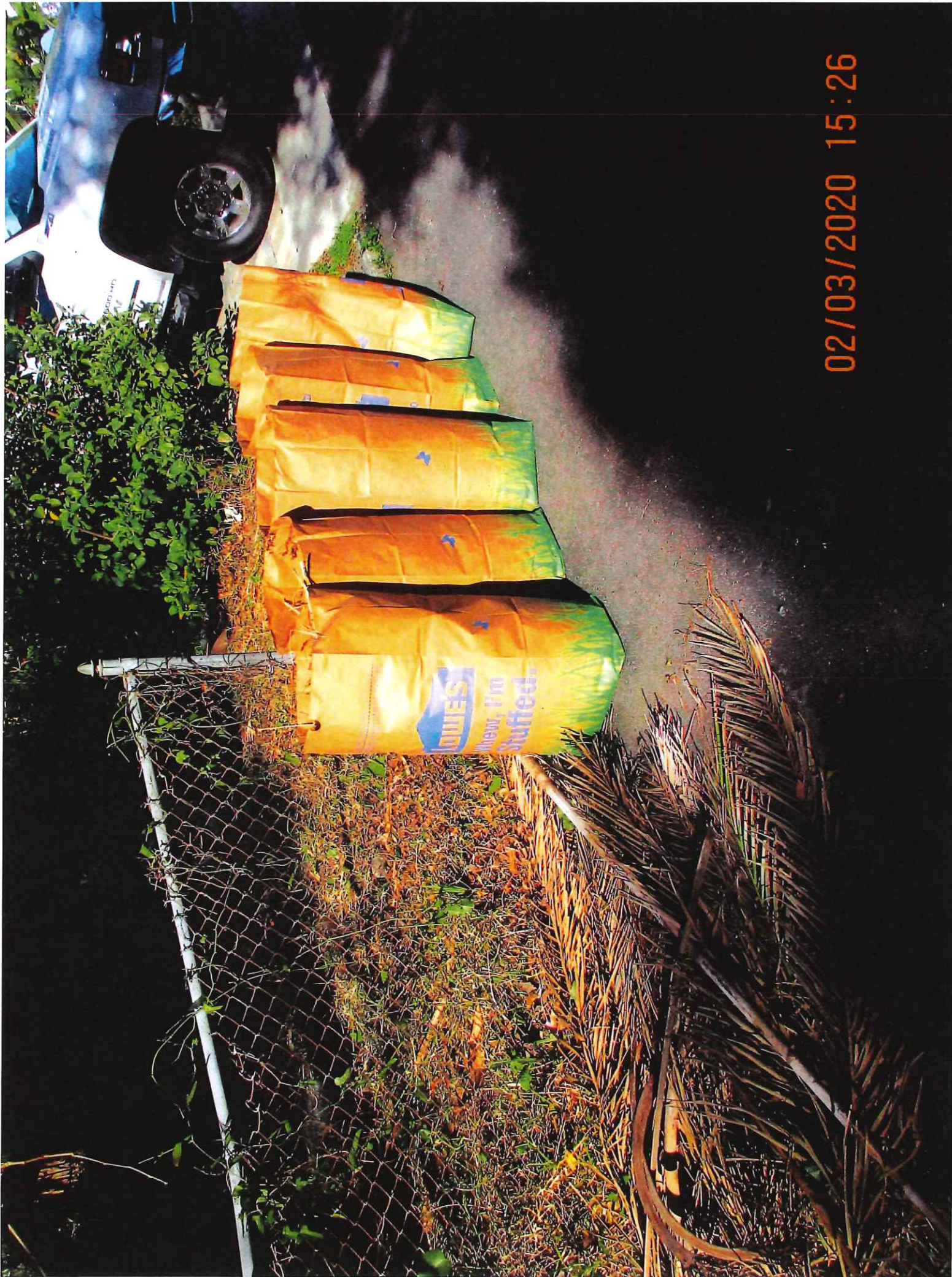
cc: John P. Regan, City Manager
John Cary, Assistant City Attorney
CEAAB File



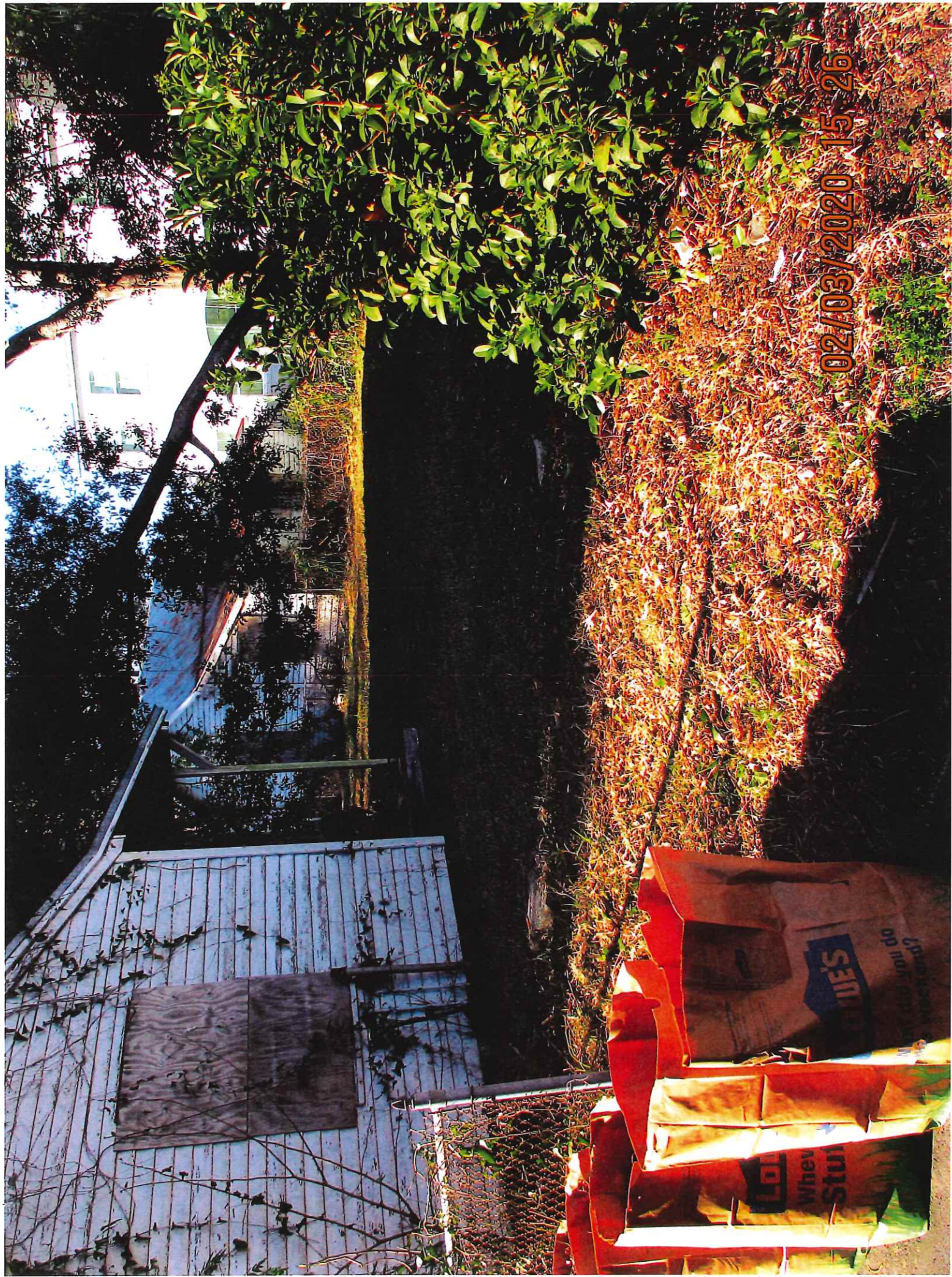
02/03/2020 15:25



02/03/2020 15:25



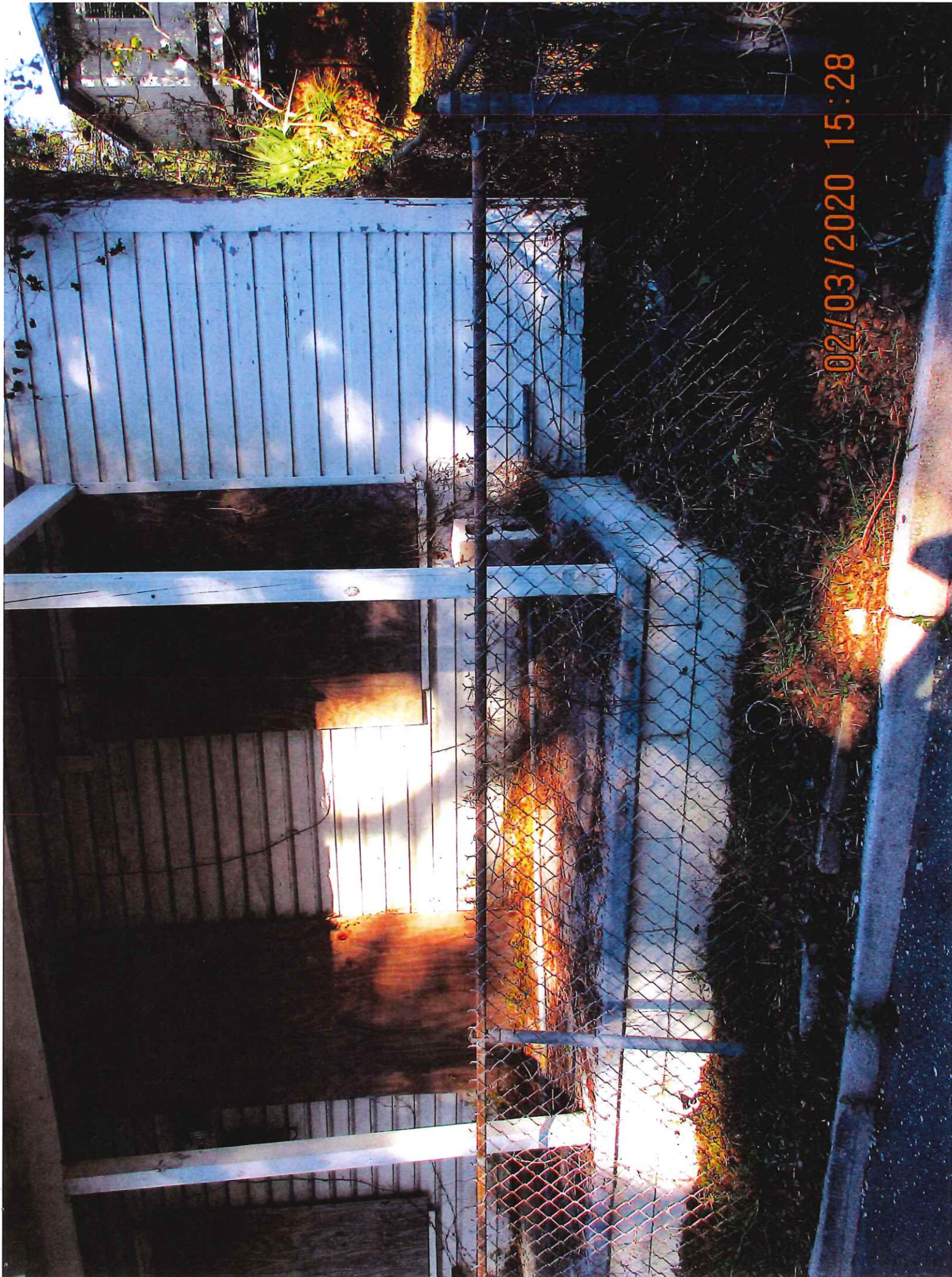
02/03/2020 15:26



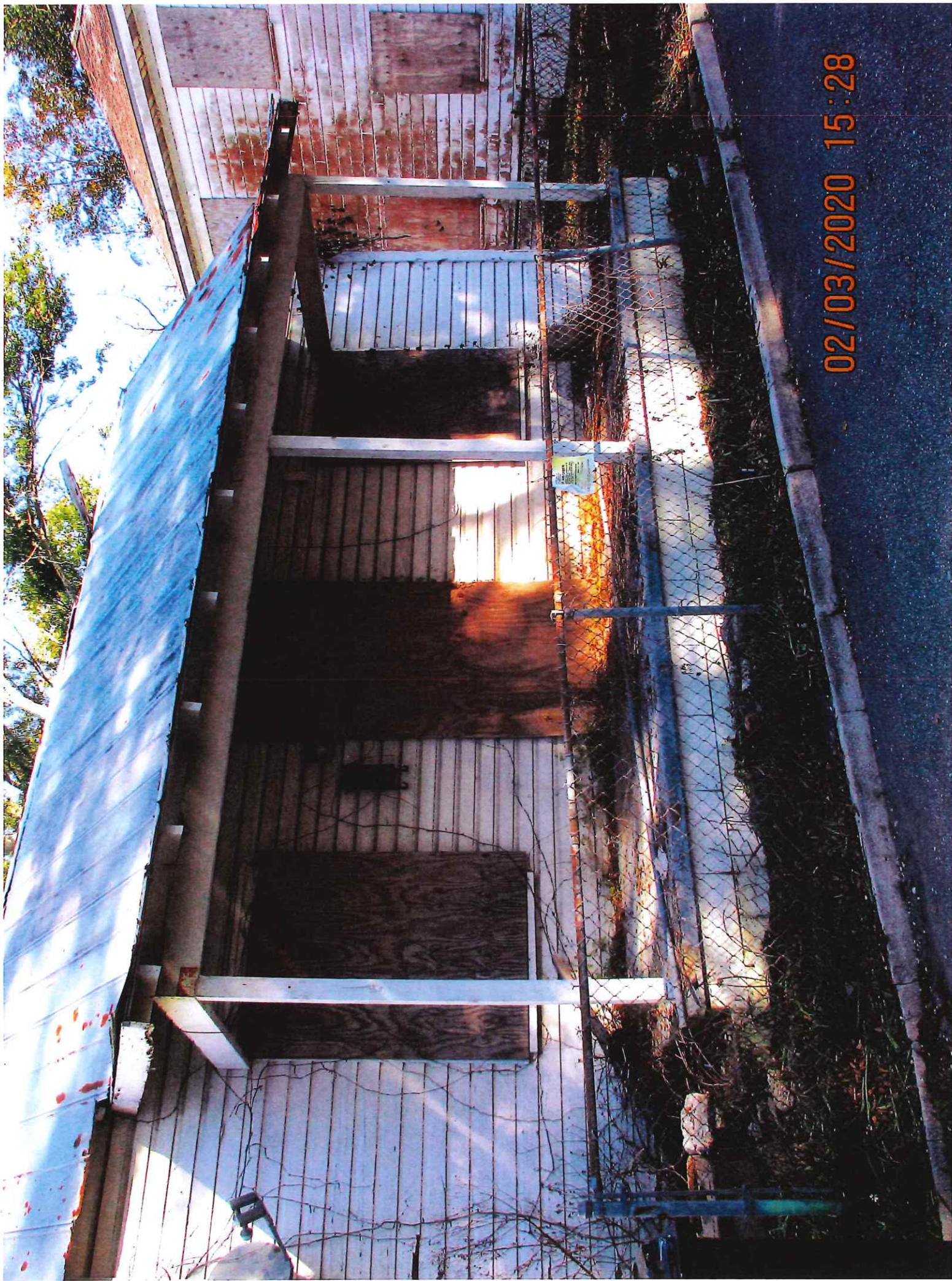
02/03/2020 15:26



02/03/2020 15:27

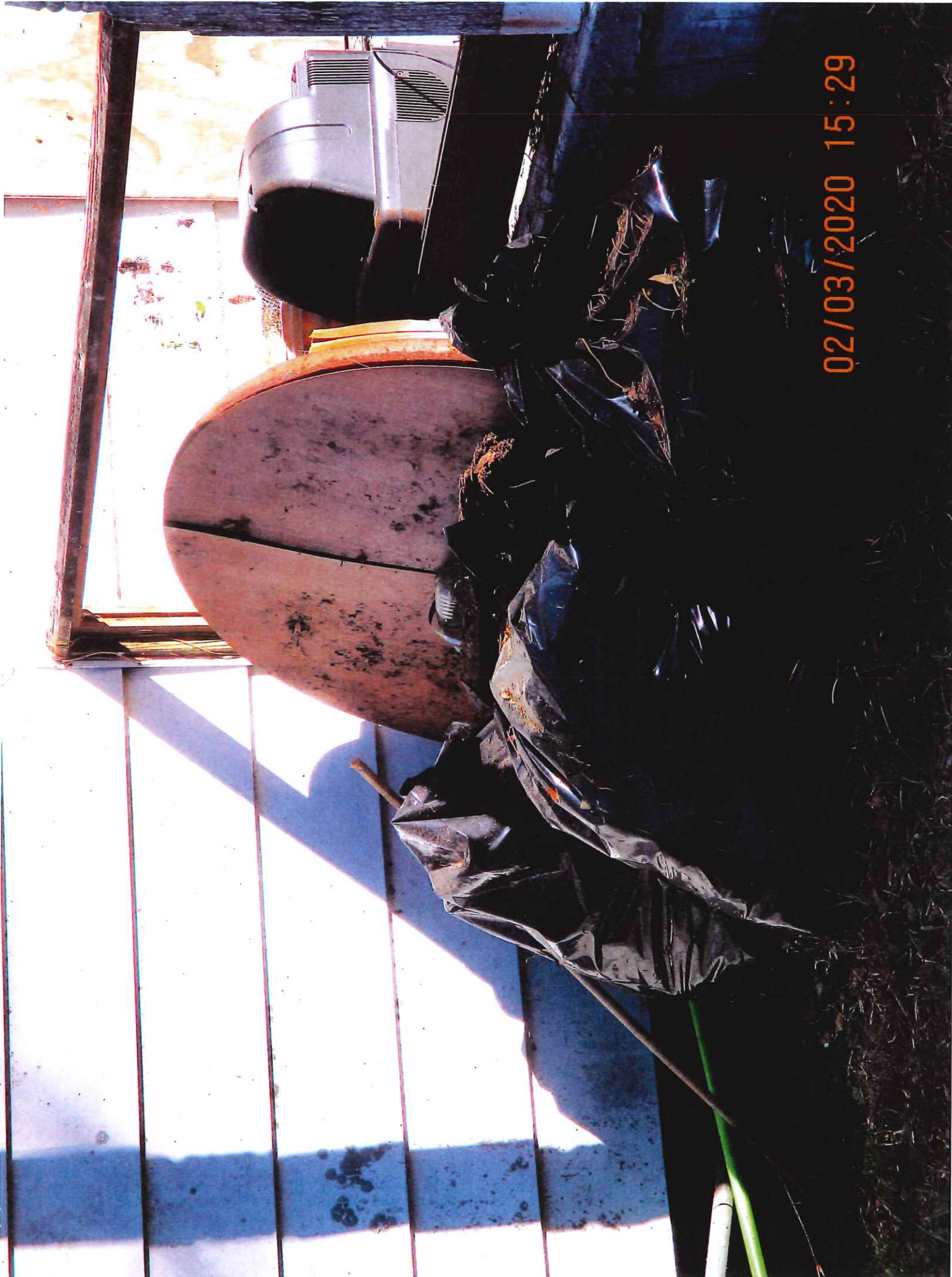


02/03/2020 15:28



02/03/2020 15:28

02/03/2020 15:29



02/03/2020 08:56



POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:

CE2019-0498

PROPERTY LOCATION:

93 ONEIDA STREET
95 ONEIDA STREET

PROPERTY OWNER:

PRISCILLA DAVENPORT, ETAL

VIOLATION OF CITY CODE:

CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

POSTED AT PROPERTY:

JANUARY 31, 2020

Curtis Bales
Curtis Bales
Code Enforcement Officer

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF JANUARY 2020

02/03/2020 08:55

SIGNATURE OF NOTARY



City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS.

BY ORDER OF THE BUILDING OFFICIAL, PURSUANT TO CHAPTER 8, ARTICLE II, DIVISION 3 OF THE CITY CODE, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN Nov 8, 2019

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 934 95 Oneida Street PARCEL No. 208010 0000

Richard Schauland
Building Official

by Curtis Byles
Code Enforcement Inspector

Posting Date: Oct. 9, 2019

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1065)

10/08/2019 23:38

City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS. BY ORDER OF THE BUILDING OFFICIAL, PURSUANT TO CHAPTER 8, ARTICLE II, DIVISION 3 OF THE CITY CODE, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN Nov 8, 2019

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 93 & 95 Oneida Street

PARCEL No. 208010 0000

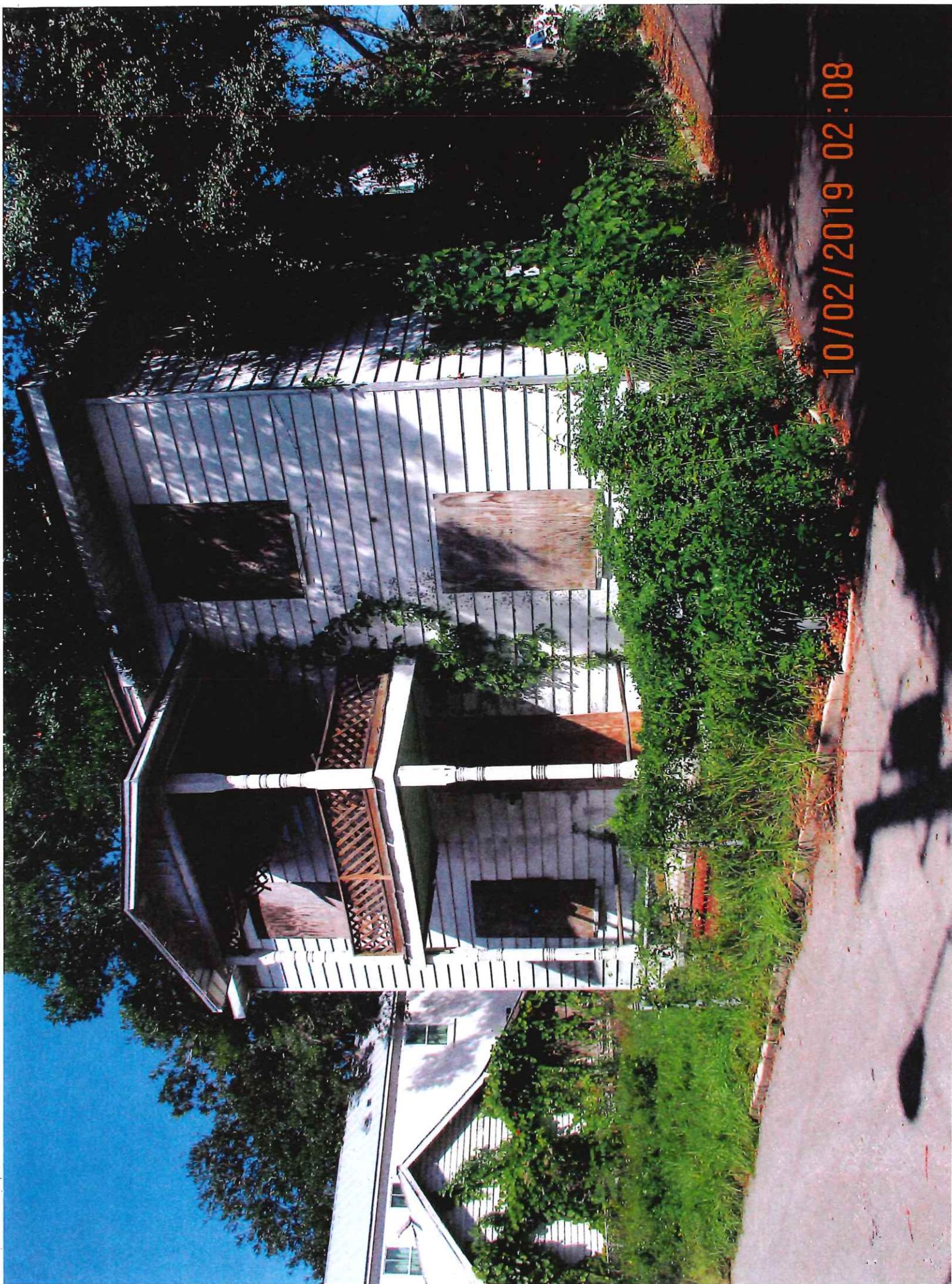
Richard Schauland
Building Official

by Curtis Baker
Code Enforcement Inspector

Posting Date: Oct 9, 2019

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1065)

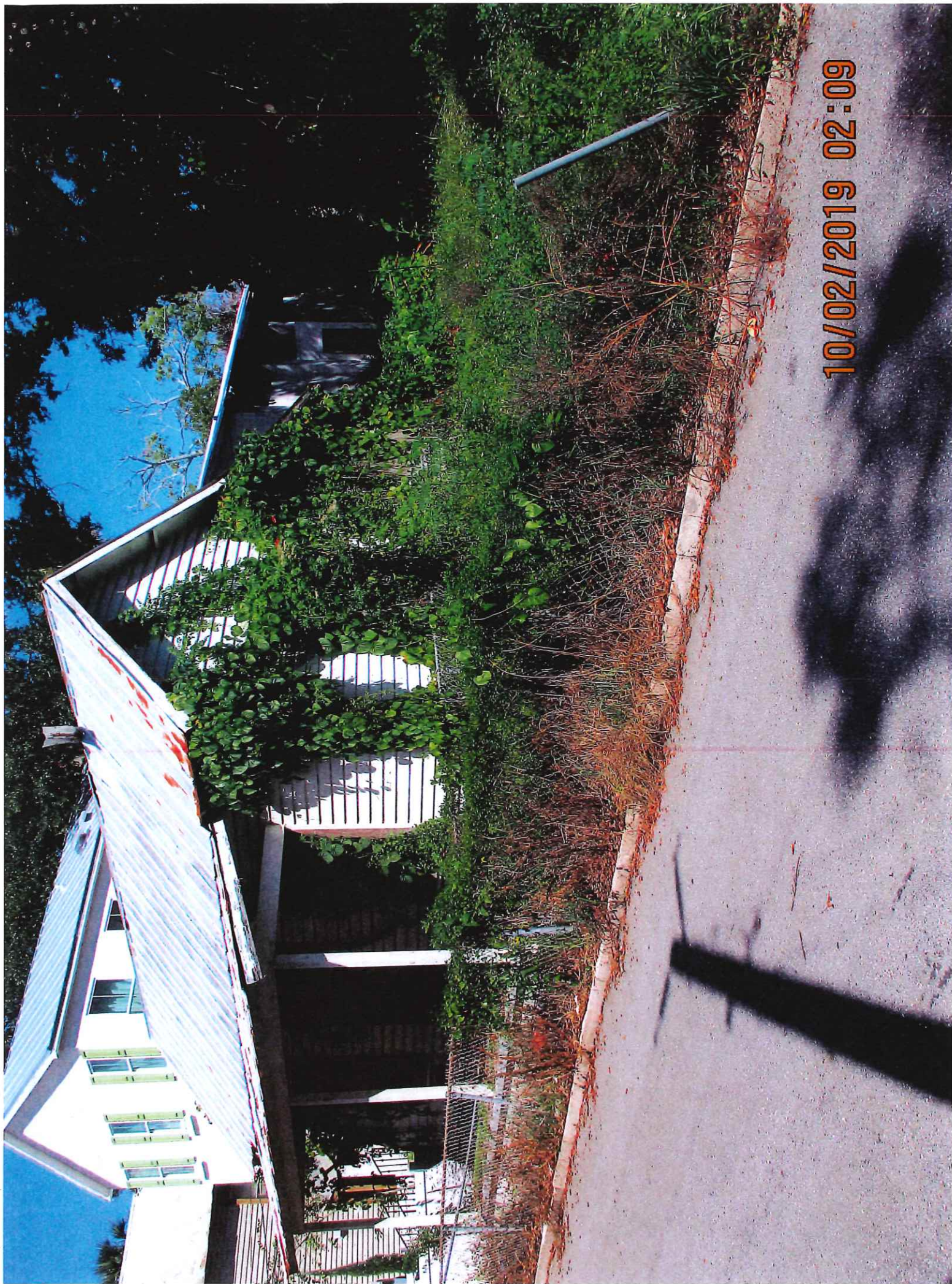
10/08/2019 23:39



10/02/2019 02:08



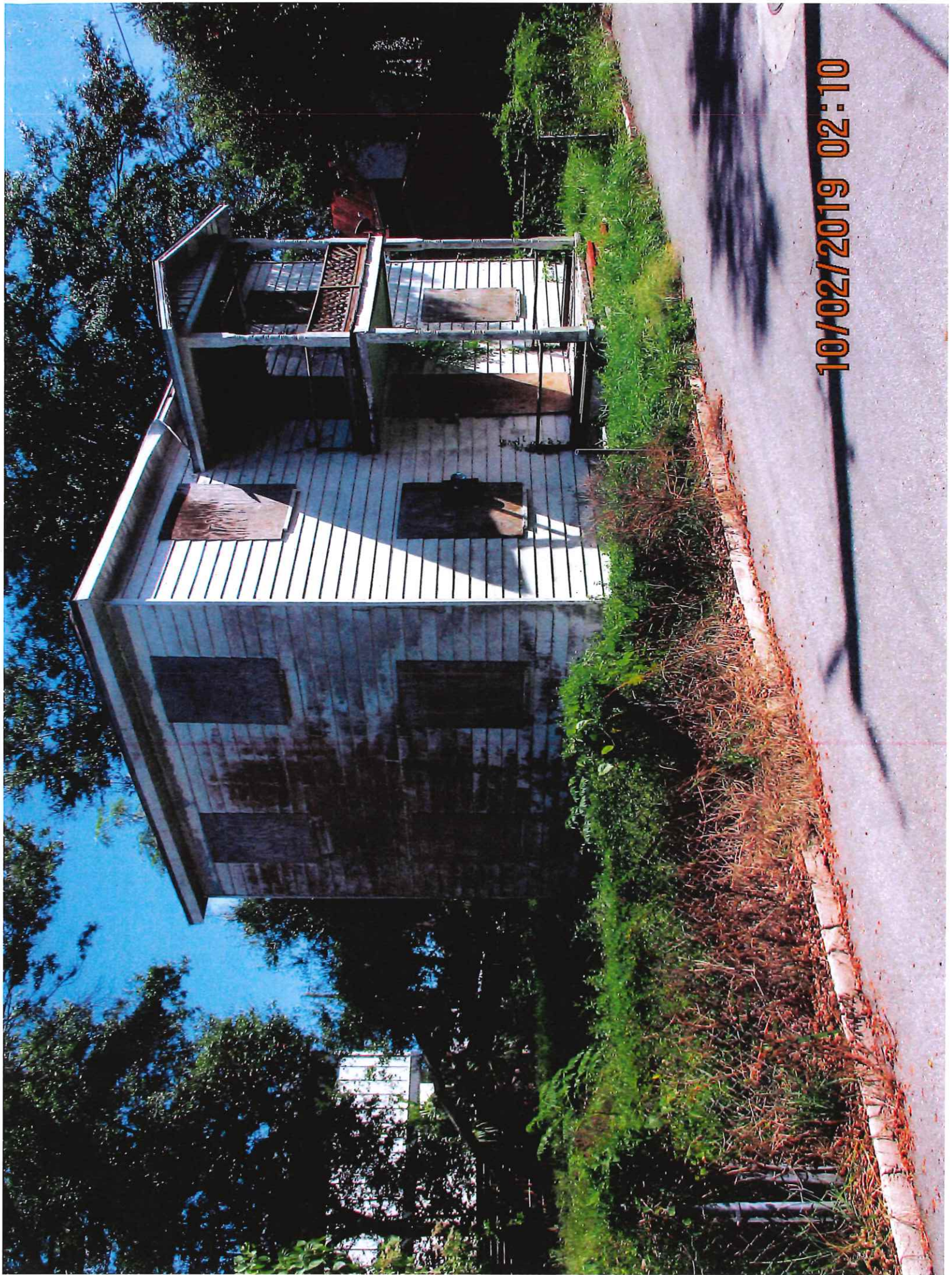
10/02/2019 02:09



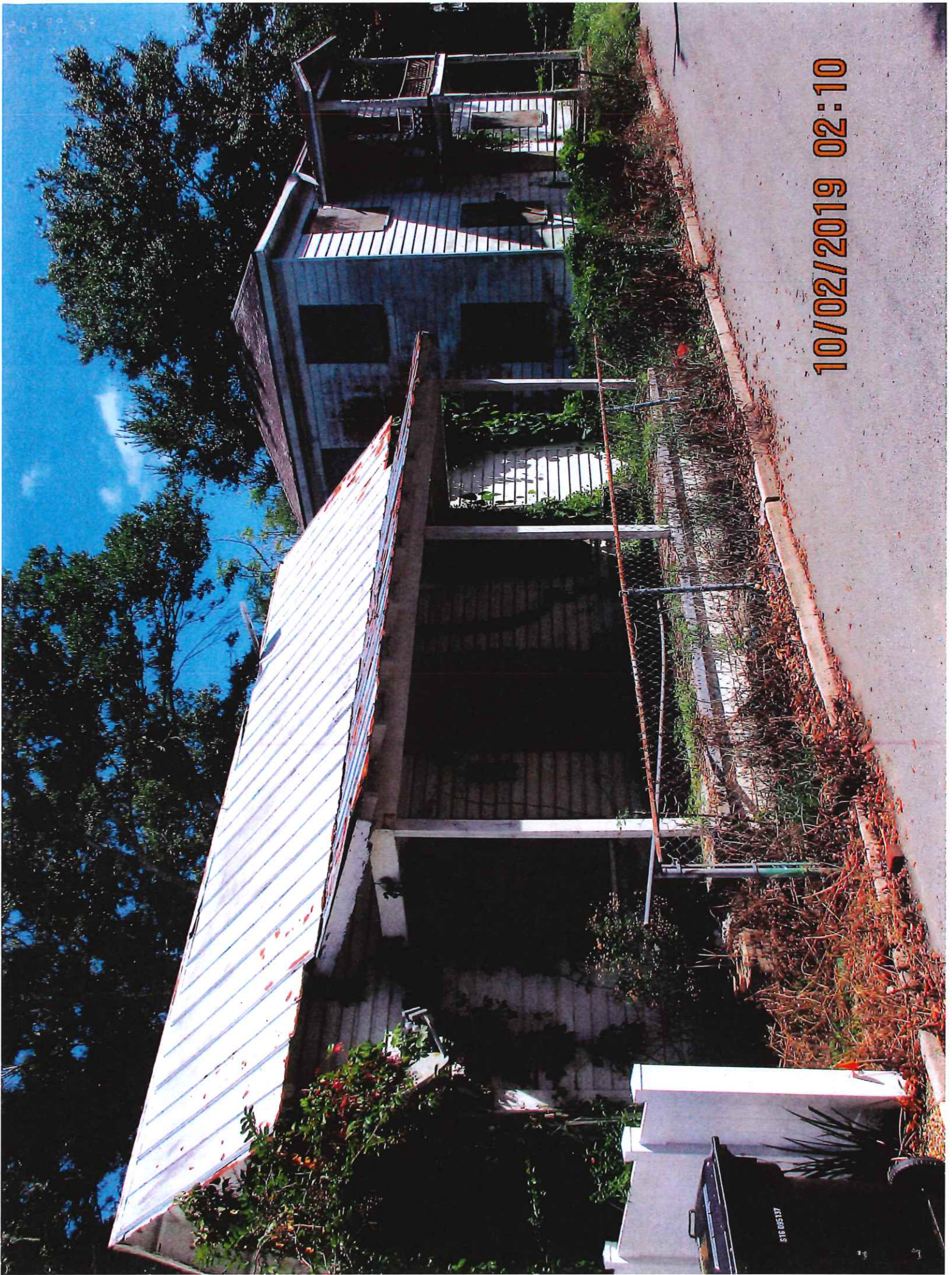
10/02/2019 02:09



10/02/2019 02:10



10/02/2019 02:10



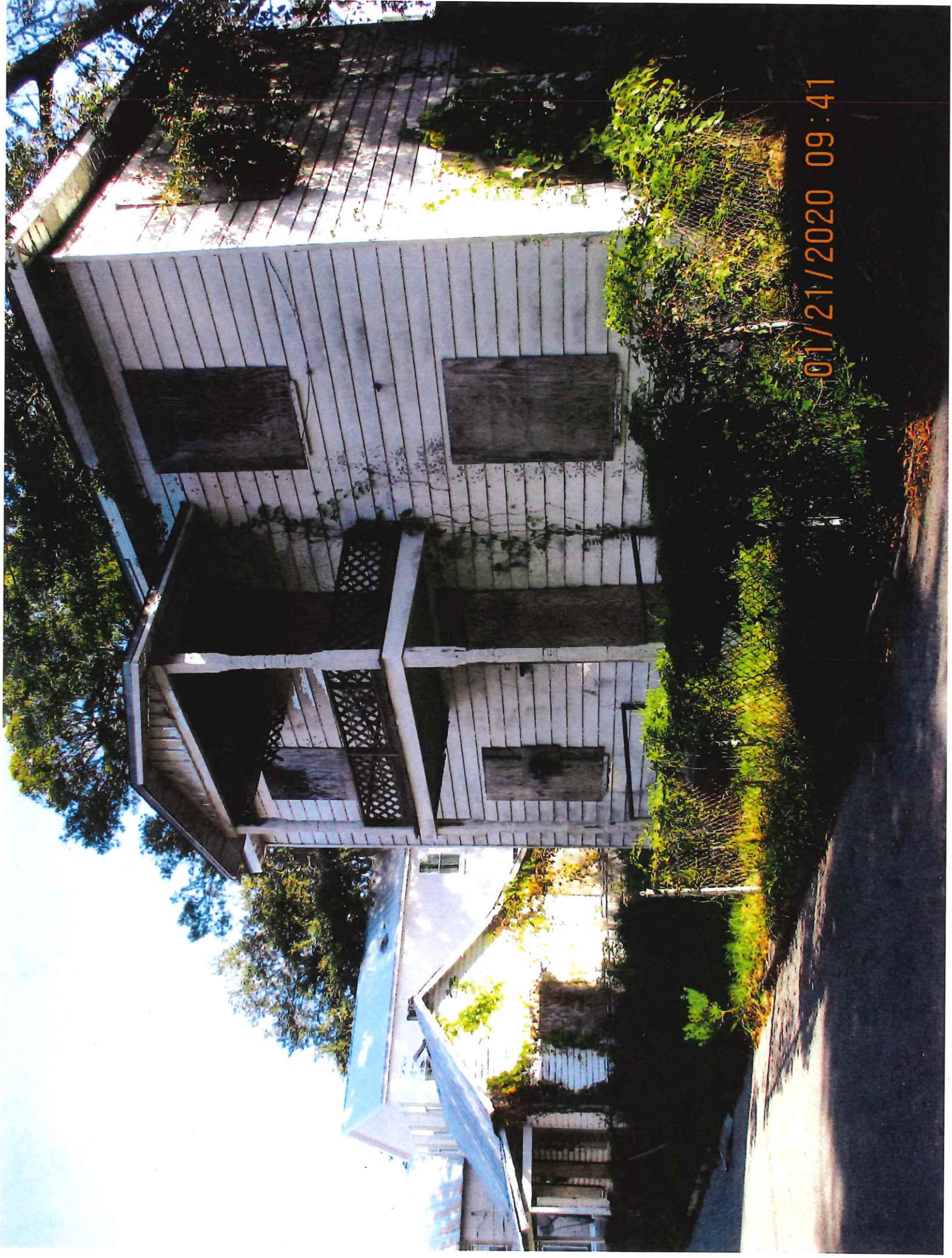
10/02/2019 02:10





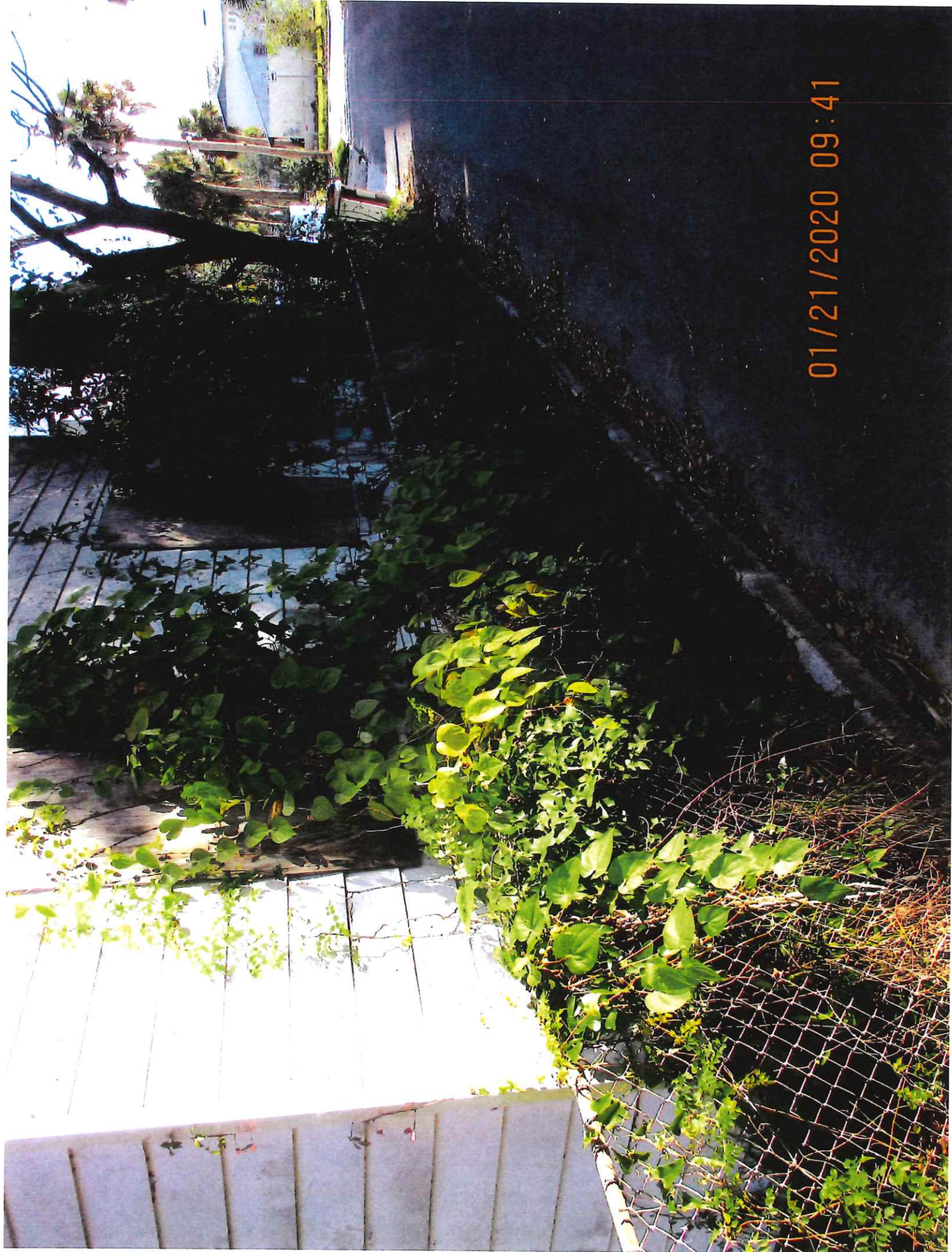
S16 095137

01/21/2020 09:43



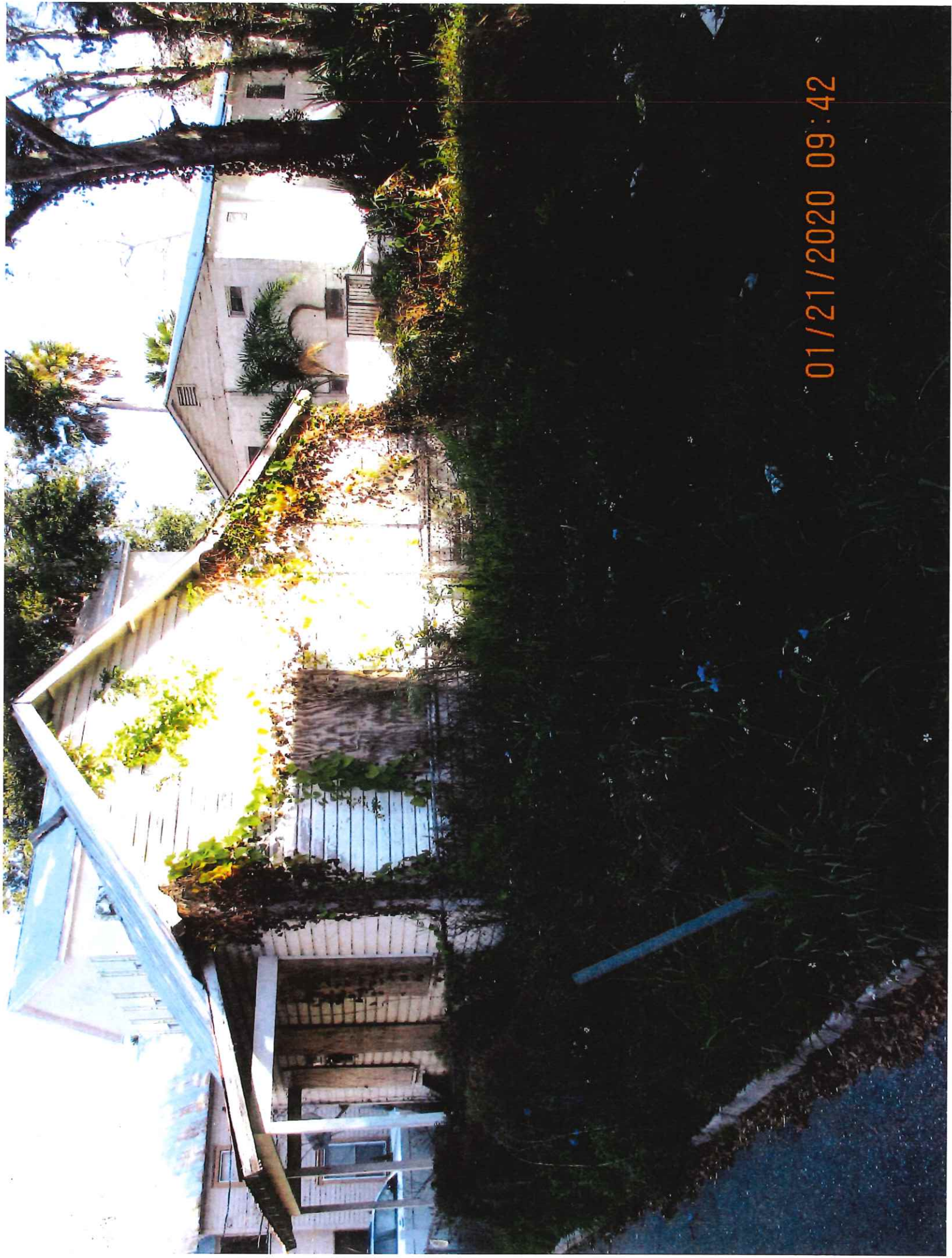
01/21/2020 09:41

01/21/2020 09:41



01/21/2020 09:42





01/21/2020 09:42

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

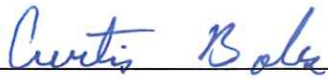
CASE NUMBER: CE2019-0498

PROPERTY LOCATION: 93 ONEIDA STREET
95 ONEIDA STREET

PROPERTY OWNER: PRISCILLA DAVENPORT, ETAL

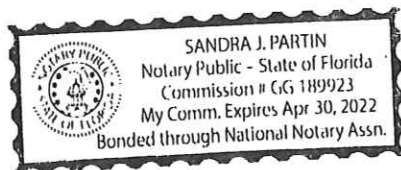
VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

POSTED AT PROPERTY: JANUARY 31, 2020


Curtis Boles
Code Enforcement Officer

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF JANUARY, 2020




SIGNATURE OF NOTARY

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON FEBRUARY 11, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

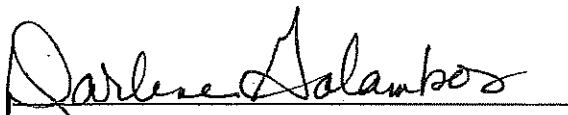
CASE NUMBER: CE2019-0498

PROPERTY LOCATION: 93 ONEIDA STREET
95 ONEIDA STREET

PROPERTY OWNER: PRISCILLA DAVENPORT, ETAL

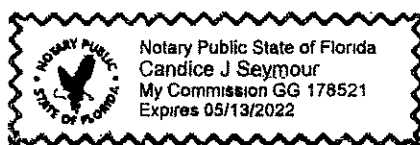
VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4,
Certain growth prohibited.

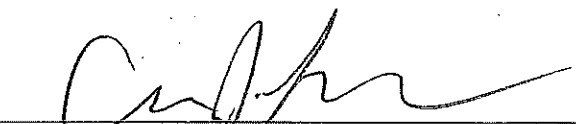
POSTED AT CITY HALL: January 31, 2020


DARLENE GALAMBOS
CITY CLERK

**NOTARY PUBLIC,
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF
January, 2020.**




SIGNATURE OF NOTARY



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

January 17, 2020

IN THE MATTER OF: Name: PRISCILLA DAVENPORT, ETAL
Address: C/O PRISCILLA J DAVENPORT
93 ONEIDA STREET
ST. AUGUSTINE, FL 32084-0000
Case #: CE2019-0498

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 93 ONEIDA STREET
95 ONEIDA STREET

LEGAL DESCRIPTION: DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 &
OR1011/1689(P/R)

PARCEL NUMBER: 208010 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, February 11, 2020, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

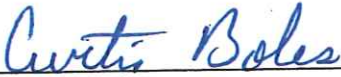
- Property overgrown.

This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective action and compliance by a specific date. Again, we believe it is important that you be present at the meeting to address the CEAAB. If the violation is corrected and then reoccurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the CEAAB.

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of the proceedings and, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Notice of Hearing
CE2019-0498

If you have any questions concerning this correspondence, please contact the Code Enforcement Inspector indicated below.



Curtis Boles
Code Enforcement Officer

City of St. Augustine
Planning & Building Department
P.O. Box 210
St. Augustine, FL 32085-0210

Certified Mail Number: 7015 3430 0000 8755 4419
7015 3430 0000 8755 4426

cc: John P. Regan, City Manager
CEAAB File

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

7015 3430 0000 8755 4419

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 \$ **Priscilla Davenport, Etal**
 Sent \$ **C/O Priscilla Davenport**
 Street **P. O. Box 125**
 City, State, ZIP+4® **Topping, VA 23169-0125**

PS Form 3811, April 2013 PSN 7530-01-000-9000 Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature RECEIVED ☐ Agent ☐ Addressee X	
1. Article Addressed to: Priscilla Davenport, Etal C/O Priscilla Davenport P. O. Box 125 Topping, VA 23169-0125		B. Received by (Printed Name) JAN 28 2020 C. Date of Delivery	
2. Article Number (Transfer from service label) 7015 3430 0000 8755 4419		D. Is delivery Planning/Building Dept Yes ☐ No ☐ If YES, enter delivery address below: <i>John Davenport</i>	
PS Form 3811, July 2013		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☒ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery	
Domestic Return Receipt 93/95 Oneida		4. Restricted Delivery? (Extra Fee) ☐ Yes	



**CITY OF ST. AUGUSTINE
CODE ENFORCEMENT DIVISION
75 King Street
St. Augustine, FL 32084
904-825-1065**



CODE ENFORCEMENT DIVISION

November 21, 2019

IN THE MATTER OF: Name: PRISCILLA DAVENPORT, ETAL
 Address: C/O PRISCILLA J DAVENPORT
 93 ONEIDA STREET
 ST. AUGUSTINE, FL 32084-0000
 Case #: CE2019-0498

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 93 ONEIDA STREET
 95 ONEIDA STREET

LEGAL DESCRIPTION: DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 &
 OR1011/1689(P/R)

PARCEL NUMBER: 208010 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on October 2, 2019, which revealed the following violations:

- Property overgrown.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, within thirty (30) days, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

- Mow property and maintain in accordance with city code.

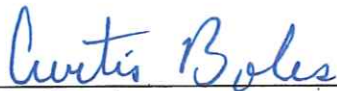
UPON COMPLIANCE, RESPONDENT SHALL PROVIDE NOTIFICATION TO THE CODE INSPECTOR AT THE CITY OF ST. AUGUSTINE, FLORIDA, PLANNING AND BUILDING DEPARTMENT WHO SHALL INSPECT THE PROPERTY TO DETERMINE THE ISSUE OF COMPLIANCE.

Notice of Violation
CE2019-0498

IF RESPONDENT HAS NOT ABATED or CORRECTED the violation(s) by taking the above steps on or before the compliance date, they will be placed on the agenda for the next meeting of the Code Enforcement, Adjustments and Appeals Board which shall convene in the Alcazar Room to hear evidence on the issue of compliance.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.



Curtis Boles
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 209-4332

Certified Mail Number: 7015 3430 0000 8755 4341
7015 3430 0000 8755 4358

cc: John P. Regan, City Manager
CEAAB File

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

7015 3430 0000 8755 4358

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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 \$
Sent: \$
Street \$
City, \$
PS Form 3811, July 2013

Priscilla Davenport, Etal
C/O Priscilla J. Davenport
P. O. Box 125
Topping, VA 23169-0125

NOV 22 2019
Postmark Here

Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Priscilla Davenport, Etal C/O Priscilla J. Davenport P. O. Box 125 Topping, VA 23169-0125		B. Received by (Printed Name) Priscilla Davenport C. Date of Delivery DEC 13 2019	
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☒ Certified Mail ☐ Registered ☐ Insured Mail ☐ Return Receipt for Merchandise ☐ Collect on Delivery		4. Restricted Delivery? (Extra Fee) ☐ Yes	

7015 3430 0000 8755 4358

PS Form 3811, July 2013 Domestic Return Receipt 9395 Oneida

CITY OF ST. AUGUSTINE

PO BOX 210

ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

CERTIFIED MAIL



7015 3430 0000 8755 4341

TO THE RIGHT
DOTTED LINE

#1 320

22 NOV 19

11/22/2019

US POSTAGE \$006.80

FIRST-CLASS MAIL

ZIP 32084

011E11677258

RECEIVED

DEC 10 2019

Planning/Building Dept.

Priscilla Davenport, Etal

C/O Priscilla J. Davenport

93 Oneida Street

95 Oneida Street

St. Augustine,

FL 32085

ST. AUGUSTINE, FL 32085-0210

DEC 10 2019

ST. AUGUSTINE, FL 32085-0210

0011/25/19

222 FE 1

0011/25/19

222 FE 1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32085021010 #0658-00096-22-47

7015 3430 0000 8755 4341

U.S. Postal Service TM CERTIFIED MAIL[®] RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com .	
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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 F	\$
Sent To: Priscilla Davenport, Etal	
Street	C/O Priscilla J. Davenport
City, State	93 Oneida Street
	95 Oneida Street
	St. Augustine, FL 32084-0000
PS Form 3800, Sept 2006	Instructions



City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS. BY ORDER OF THE BUILDING OFFICIAL, PURSUANT TO CHAPTER 8, ARTICLE II, DIVISION 3 OF THE CITY CODE, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN NOV 8, 2019

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 93495 Oneida Street PARCEL No. 208010 0000

Richard Schawland
Building Official

by Curtis Bolea
Code Enforcement Inspector

Posting Date: Oct. 9, 2019

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1065)



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

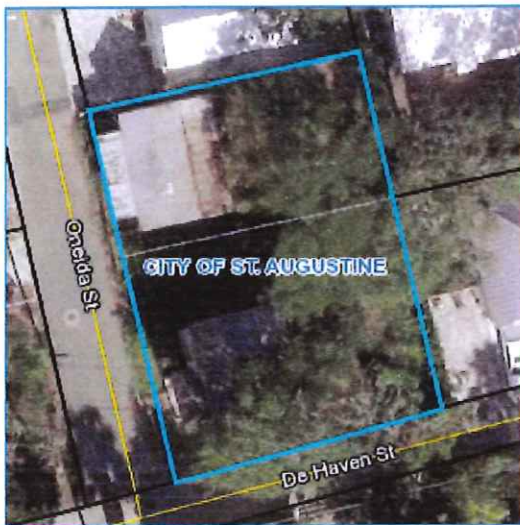
Summary

Parcel ID	2080100000
Location Address	93 ONEIDA ST 95 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 & OR1011/1689(P/R) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Davenport Priscilla Et AL 33.33% Peterson Barbara 33.33% Peterson Anthony 33.33%
Mailing Address	C/O PRISCILLA J DAVENPORT PO BOX 125 TOPPING, VA 23169-0125

Map



Valuation Information

	2020
Building Value	\$18,917
Extra Features Value	\$0
Total Land Value	\$162,864
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$181,781
Total Deferred	\$37,920
Assessed Value	\$143,861
Total Exemptions	\$0
Taxable Value	\$143,861

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$15,379	\$0	\$162,864	\$0	\$0	\$178,243	\$130,783	\$47,460	\$130,783
2018	\$15,073	\$0	\$150,336	\$0	\$0	\$165,409	\$118,894	\$46,515	\$118,894
2017	\$15,073	\$297	\$135,302	\$0	\$0	\$150,672	\$108,085	\$42,587	\$108,085
2016	\$15,073	\$297	\$117,450	\$0	\$0	\$132,820	\$98,259	\$34,561	\$98,259
2015	\$12,927	\$297	\$93,960	\$0	\$0	\$107,184	\$89,326	\$17,858	\$89,326
2014	\$15,271	\$297	\$75,168	\$0	\$0	\$90,736	\$81,205	\$9,531	\$81,205
2013	\$15,271	\$297	\$58,255	\$0	\$0	\$73,823	\$73,823	\$0	\$73,823
2012	\$30,541	\$297	\$50,738	\$0	\$0	\$81,576	\$81,576	\$0	\$81,576
2011	\$30,541	\$297	\$56,376	\$0	\$0	\$87,214	\$87,214	\$0	\$87,214
2010	\$30,541	\$297	\$62,640	\$0	\$0	\$93,478	\$93,478	\$0	\$93,478

Building Information

Building	1
Actual Area	1684
Conditioned Area	1456
Actual Year Built	1910
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Aluminum Vinyl

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	None
Baths	

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	836	836
FINISHED OPEN PORCH	0	108
FINISHED OPEN PORCH	0	60
POINTER	0	0
FINISHED UPPER STORY	620	620
FINISHED OPEN PORCH	0	60
Total SqFt	1456	1684

Building	2
Actual Area	641
Conditioned Area	546
Actual Year Built	1910
Use	Single Family Residence
Style	01

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	

Class	N	Air Conditioning	None
Exterior Wall	Wood	Baths	
Category	Type	Pct	
Exterior Wall	Wood	100%	
Roofing Structure	Gable Hip	100%	
Roofing Cover	Metal	100%	
Interior Walls	Drywall	100%	
Interior Flooring	Pine Wood	100%	
Heating Type	Forced Air	100%	
Air Conditioning	None	100%	
Frame	Wood Frame	100%	
Plumbing	5 Fixtures	100%	
Electrical	Average	100%	
Foundation	Piers and Posts	100%	
Floor System	Wood Frame	100%	

Description	Conditioned Area	Actual Area
POINTER	0	0
FINISHED OPEN PORCH	0	95
BASE AREA	546	546
Total SqFt	546	641

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	324

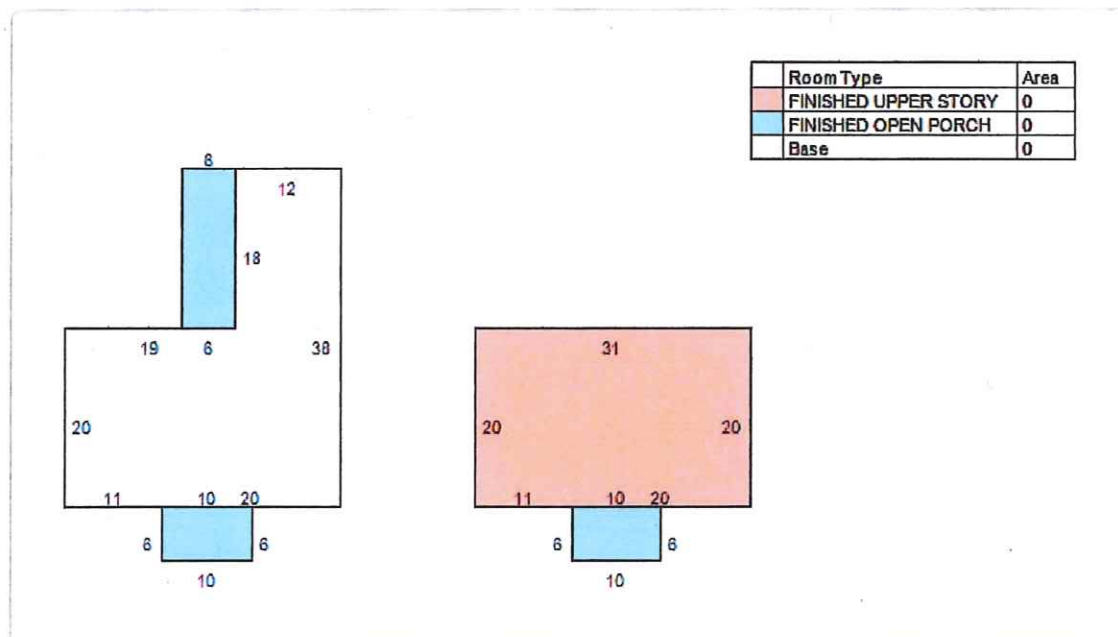
Land Information

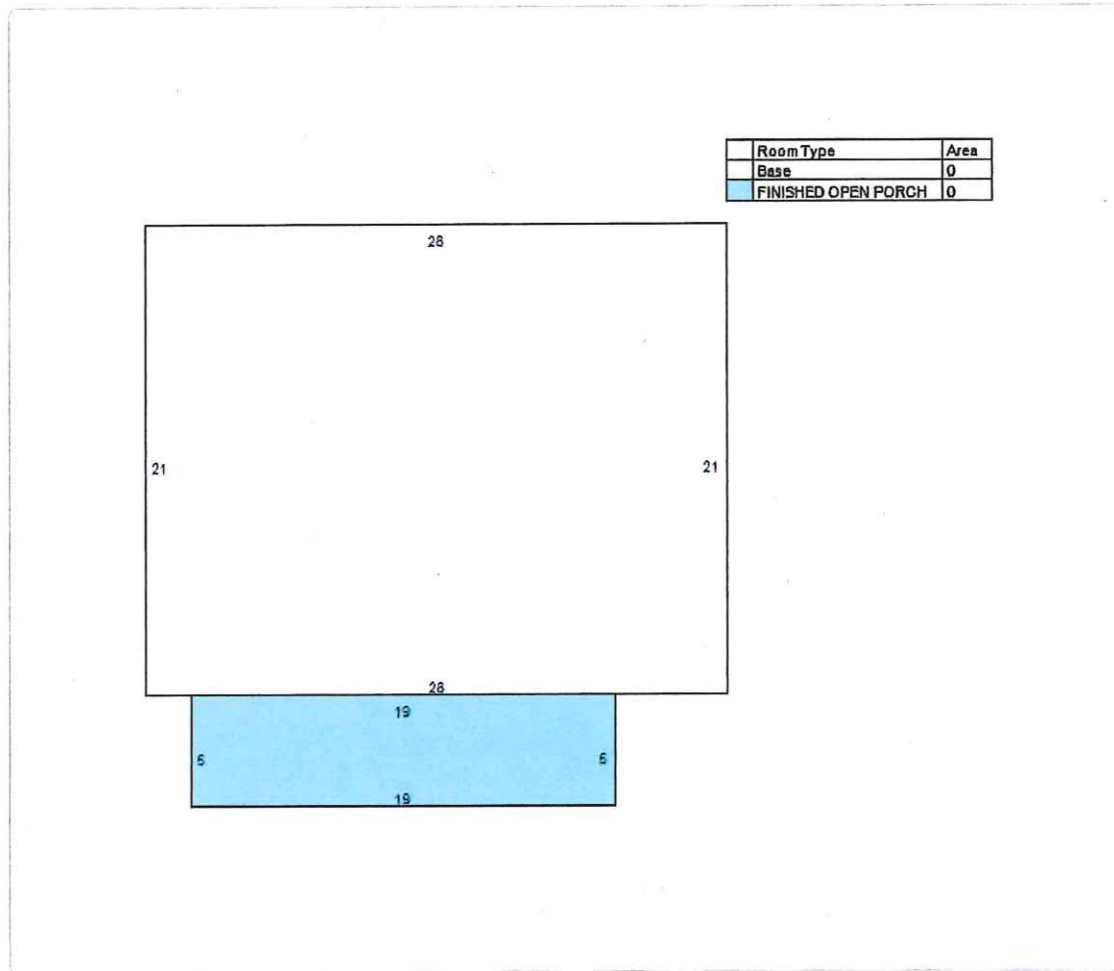
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	72	90	72	EF	\$162,864

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/20/1993	3/31/1992	\$100.00	PR	1011	1689	U	I	MARS LYNWOOD ESTATE	DAVENPORT PRISCILLA ET AL

Sketch Information





No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Last Data Upload: 1/31/2020, 11:40:51 PM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.37

Dennis W. Hollingsworth Tax Collector

generated on 10/9/2019 7:15:47 AM EDT

Tax Record

Last Update: 9/25/2019 10:00:16 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
208010-0000		REAL ESTATE		2018	
Mailing Address DAVENPORT PRISCILLA ET AL C/O PRISCILLA J DAVENPORT PO BOX 125 TOPPING VA 23169-0125		Physical Address 95 ONEIDA ST			
Exempt Amount		Taxable Value			
\$0.00		\$118,894.00			
Exemption Detail NO EXEMPTIONS Legal Description 19-07-30 .13 Acres DUMAS TRACT CITY LOTS 6 & 7 BLK J DB205/567 & OR1011/1689(P/R)		Millage Code 452		Escrow Code	
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	5.1000	118,894	0	\$118,894	\$606.36
ROAD	0.7500	118,894	0	\$118,894	\$89.17
HEALTH	0.0171	118,894	0	\$118,894	\$2.03
SCHOOL					
SCHOOL - STATE LAW	4.0300	165,409	0	\$165,409	\$666.60
SCHOOL - LOCAL BOARD	2.2480	165,409	0	\$165,409	\$371.84
SJRWMD	0.2562	118,894	0	\$118,894	\$30.46
MOSQUITO	0.2200	118,894	0	\$118,894	\$26.16
CITY OF ST AUGUSTINE	7.5000	118,894	0	\$118,894	\$891.71
FL INLAND NAV DISTRICT	0.0320	118,894	0	\$118,894	\$3.80
PORT AUTHORITY	0.0638	118,894	0	\$118,894	\$7.59
Total Millage		20.2171	Total Taxes		\$2,695.72
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$117.92
Total Assessments					\$117.92
Taxes & Assessments					\$2,813.64
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
-----------	-------------	---------	------	-------------

10/9/2019

Dennis W. Hollingsworth Tax Collector

4/18/2019

PAYMENT

1123883.0001

2018

\$2,898.05

Prior Year Taxes Due

NO DELINQUENT TAXES

Dennis W. Hollingsworth Tax Collector

generated on 10/9/2019 7:17:21 AM EDT

Tax Record

Last Update: 9/25/2019 10:00:16 PM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year
208010-0000	REAL ESTATE	2018

Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	113149	4/18/2019	1123883	\$2,813.64	\$2,898.05
	Owner Name	DAVENPORT PRISCILLA ET AL			
	Paid By	DAVENPORT JOHN & PRISCILLA			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	109083	11/20/2017	8115257	\$2,592.41	\$2,488.71
	Owner Name	DAVENPORT PRISCILLA ET AL			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	105083	11/30/2016	1075232	\$2,379.73	\$2,284.54
	Owner Name	DAVENPORT PRISCILLA ET AL			
	Paid By	DAVENPORT JOHN & PRISCILLA			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	104994	11/12/2015	8108344	\$2,140.96	\$2,055.32
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2014	97895	11/17/2014	1014019	\$1,931.03	\$1,853.79
	Owner Name	MARS LYNWOOD ESTATE			
	Paid By	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2013	96469	11/23/2013	5016051	\$1,710.20	\$1,641.79
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2012	95757	11/19/2012	5010610	\$1,888.86	\$1,813.31
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2011	95238	11/9/2011	5004179	\$2,036.71	\$1,955.24
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2010	94497	11/10/2010	5004312	\$2,154.24	\$2,068.07
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2009	93801	11/20/2009	5009725	\$2,776.91	\$2,665.83

Owner Name	MARS LYNWOOD ESTATE
------------	---------------------

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2008</u>	93109	11/15/2008	5005581	\$4,031.98	\$3,870.70
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2007</u>	88359	11/21/2007	5013050	\$5,206.61	\$4,998.35
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2006</u>	183628	1/19/2007	5030739	\$5,287.27	\$5,181.52
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2005</u>	178694	11/30/2005	5023710	\$4,137.80	\$3,972.29
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2004</u>	174158	11/30/2004	5021013	\$2,594.00	\$2,490.24
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2003</u>	171762	12/15/2003	5022388	\$2,215.77	\$2,149.30
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2002</u>	169889	11/30/2002	5016322	\$1,752.25	\$1,682.16
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2001</u>	167358	11/27/2001	5114197	\$1,553.40	\$1,491.26
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2000</u>	165529	11/25/2000	5002818	\$1,483.67	\$1,424.32
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1999</u>	163797	11/30/1999	1040726	\$1,471.32	\$1,412.47
	Owner Name	MARS LYNWOOD ESTATE			
	Paid By	PRISCILLA J DAVENPORT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1998</u>	162666	12/28/1998	1042767	\$1,514.10	\$1,468.68
	Owner Name	MARS LYNWOOD ESTATE			
	Paid By	DAVENPORT PRISCILLA J, JOHN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1997</u>	161233	11/30/1997	1036246	\$1,320.19	\$1,267.38
	Owner Name	MARS LYNWOOD ESTATE			
	Paid By	PRISCILLA J, JOHN P DAVENPORT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1996</u>	1063290	12/5/1996	37708	\$651.07	\$625.03
	Owner Name	MARS LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1995</u>	1105931.5	11/20/1995	11345	\$704.25	\$676.08
	Owner Name	MARS, LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1994</u>	1105839.3	11/10/1994	5298	\$607.66	\$583.35
	Owner Name	MARS, LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1993</u>	1105752.1	11/4/1993	1731	\$717.99	\$689.27
	Owner Name	MARS, LYNWOOD ESTATE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1992</u>	1105652.7	12/7/1992	38828	\$704.65	\$683.51
	Owner Name	MARS, LYNWOOD ESTATE			

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments & Appeals Board (CEAAB)

DATE: November 10, 2020

SUBJECT: Case Number: 2020-0048

RESPONDENT: James A. S. Philcox

LOCATION: 111 Zoratoa Avenue

VIOLATION: Chapter 8, Section 8-301, Property Maintenance Code
International Property Maintenance Code (IPMC), Section 303.1,
Swimming pools; and IPMC, Section 303.2, Enclosures.

BACKGROUND INFORMATION:

January 7, 2020: I observed that the wood privacy fence at the above property had fallen on the north side of the property. Several fence panels were damaged and laying down. The swimming pool in backyard was not properly secured. The pool was also not properly maintained, as the water was dark green in color. I taped off the gaps in the fence.

January 9, 2020: I contacted the property owner by phone, and I advised him of the condition of the damaged fence and of the poor water conditions in the pool. He asked if he could have thirty days to fix the fence and treat the pool. He stated that he would have the property back in compliance no later than the 8th or 9th of February 2020.

February 10, 2020: Repairs to the fence and pool treatment had not been done. A letter was sent to the Respondent allowing until February 24, 2020 to have this property in compliance.

February 21, 2020: I saw that the fence had not been repaired and the swimming pool had not been maintained to a clean and sanitary condition.

February 24, 2020: I saw that the fence had not been repaired and the swimming pool had not been maintained to a clean and sanitary condition.

March 13, 2020: An Official Notice of Violation was sent to the Respondent via Certified Mail and it was returned as unclaimed on April 21, 2020.

July 24, 2020: A voicemail message that I had left for the Respondent was replied to via an email from the Respondent stating that he would "work on the pool over the weekend". I replied, in an email dated August 12, 2020, that neither the pool nor the fence had been brought into compliance.

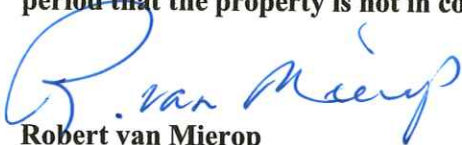
Follow up Inspections of the above property were done on May 11, 2020, June 23, 2020, July 17, 2020, August 6, 2020, October 19, 2020, and October 29, 2020. There was no indication at any of these inspections that any work had been done to bring this property into compliance.

October 20, 2020: An Official Notice of Hearing was sent to the Respondent via Certified Mail, and a copy of this same notice was placed at the property.

November 6, 2020: A Posting Affidavit of this days hearing was placed at both the Property and the City Clerk's Office.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB find the property to be in violation, and that the Respondent be allowed 14 days within which to bring this property into compliance. Staff further recommends that the CEAAB impose a fine in the amount of \$250.00 per day for each day after the 14-day period that the property is not in compliance.



Robert van Mierop
Code Enforcement Officer

Sec. 8-301. - Property maintenance code.

The 2018 International Property Maintenance Code, published by the International Code Council, and all subsequent amendments and revisions is adopted and incorporated by reference as the property maintenance code for the City of St. Augustine.

(Ord. No. 18-15, § 3, 12-10-18)

2 0 1 8

INTERNATIONAL CODES

IPMC®

A Member of the International Code Family™

INTERNATIONAL
PROPERTY MAINTENANCE CODE®



GENERAL REQUIREMENTS

302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303

SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of this section.

SECTION 304

EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

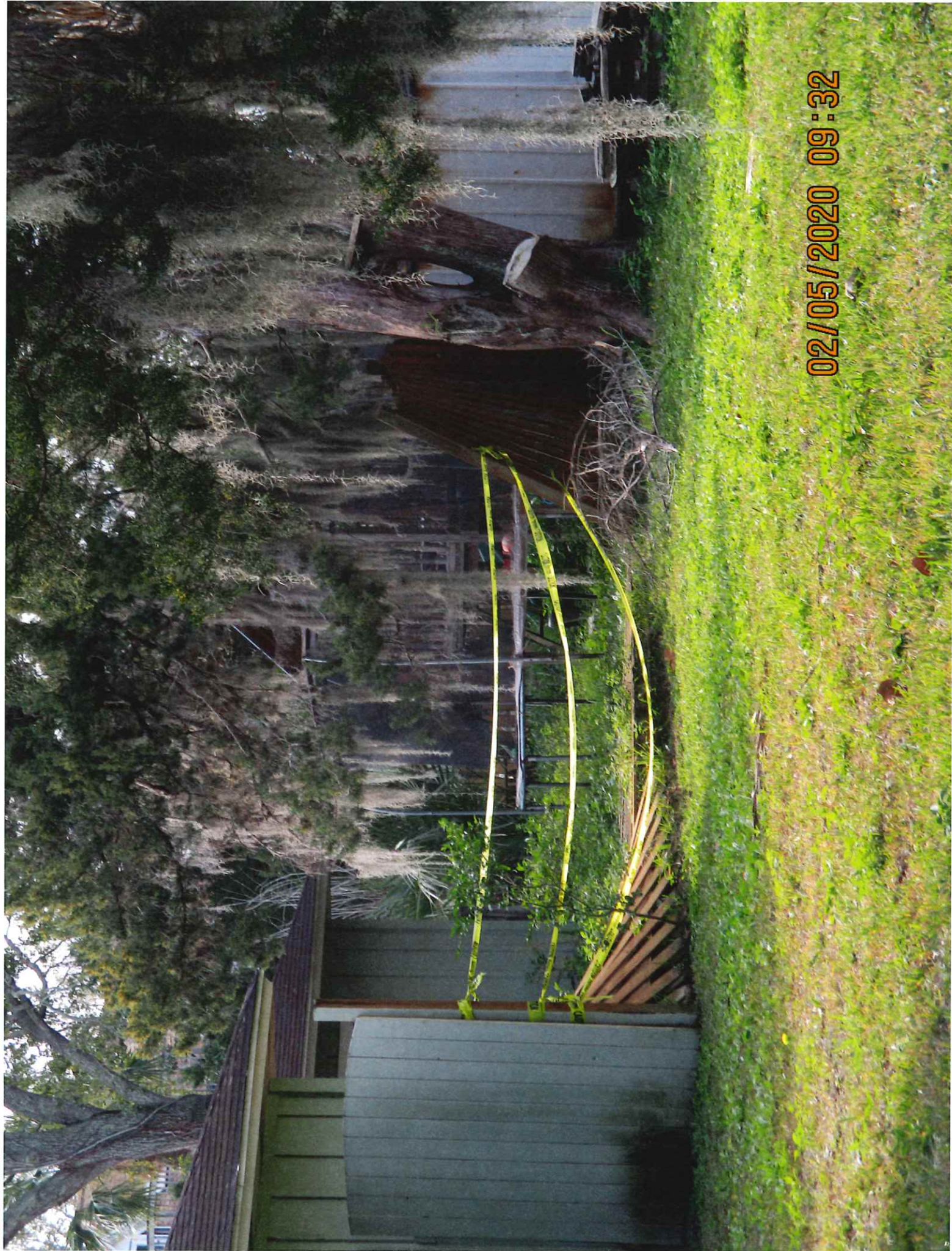
Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than



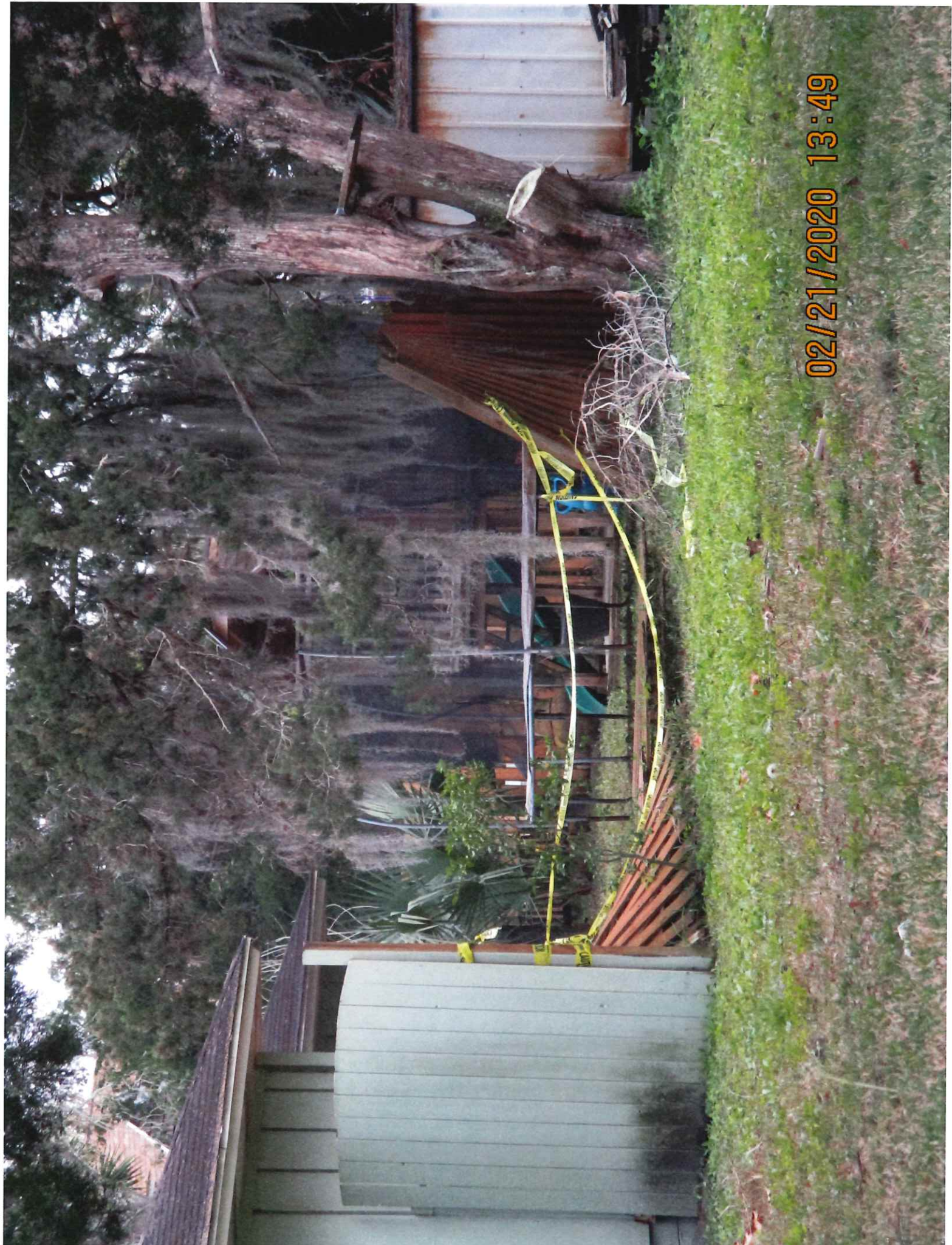
01/07/2020 10:03



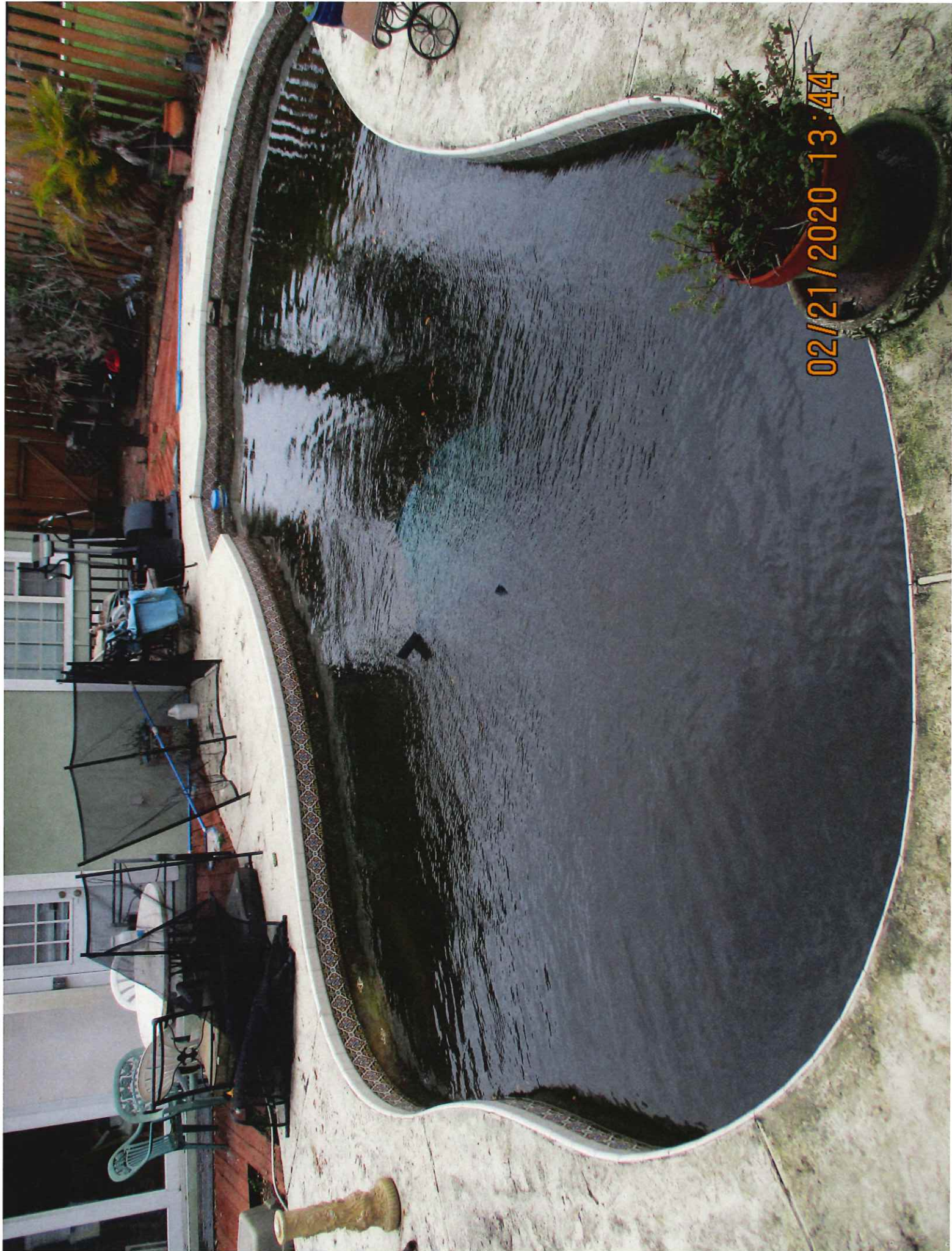
02/05/2020 09:32

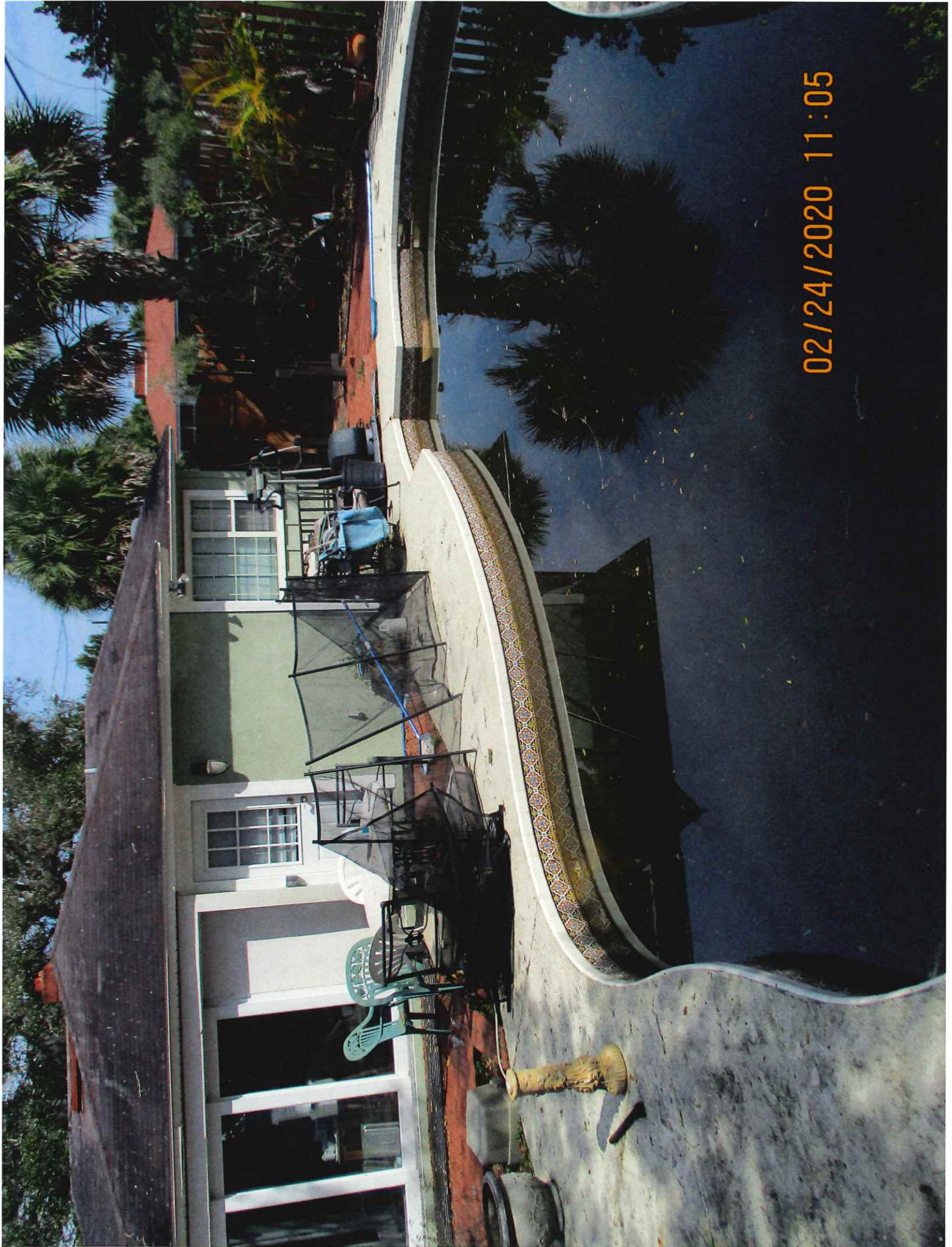


02/21/2020 13:49



02/21/2020 13:49





02/24/2020 11:05



05/11/2020 13:42

DANGER

**CONSTRUCTION SITE
NO
TRESPASSING**

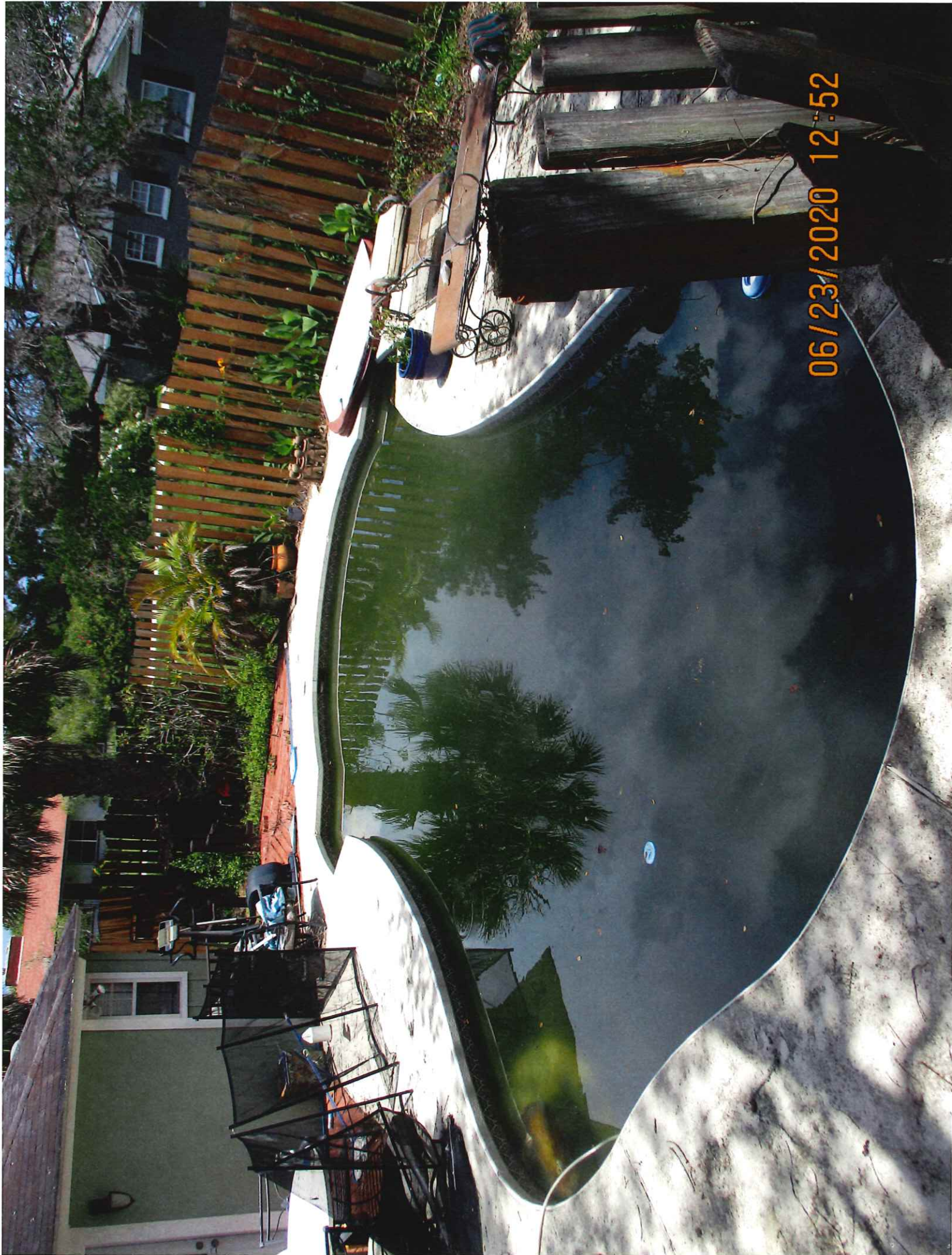
D248RB 904-315-8581

www.nationalmarker.com

James

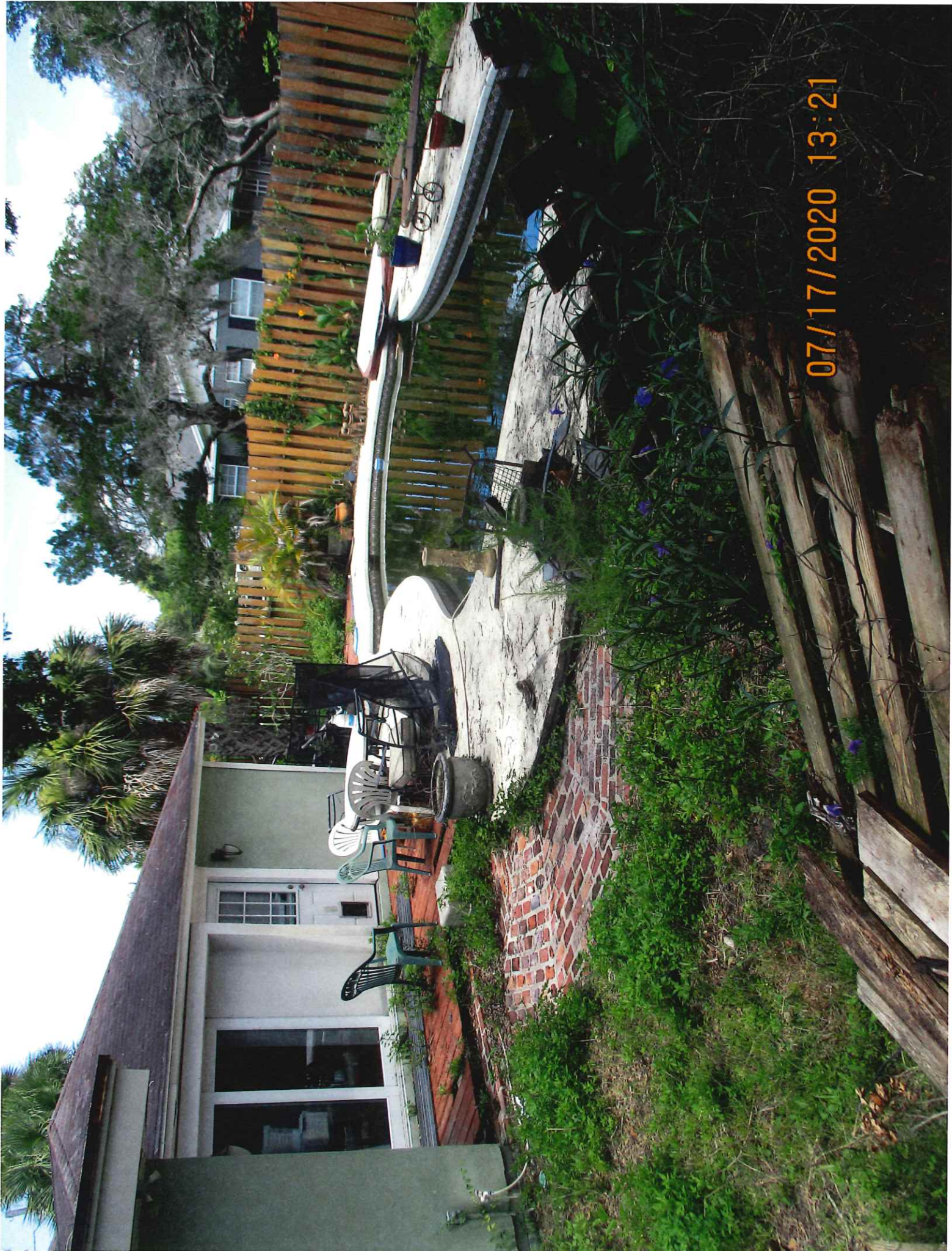
NMC

05/11/2020 13:42

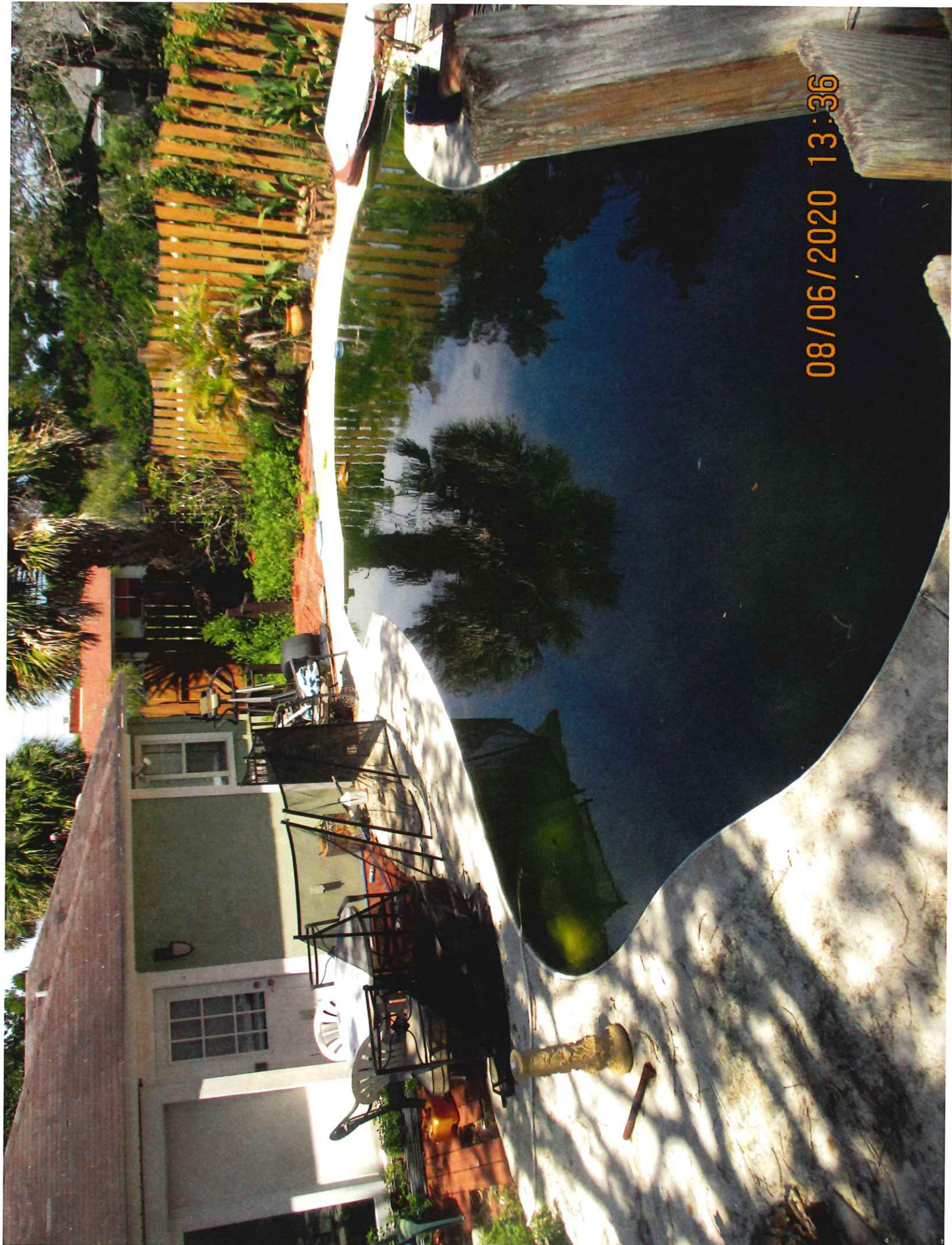




07/17/2020 13:21

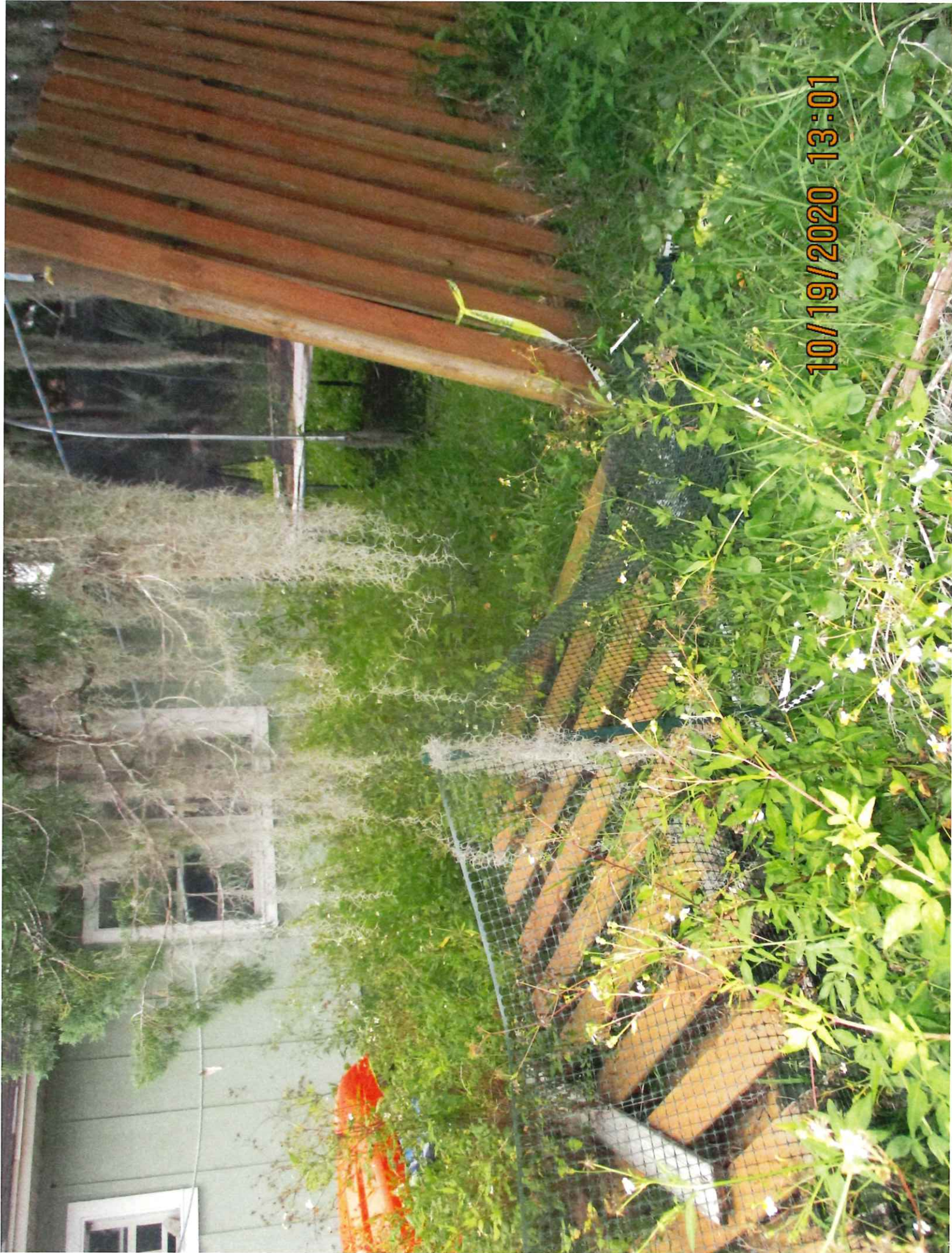


07/17/2020 13:21



08/06/2020 13:36

10/19/2020 13:01





10/29/2020 14:18



10/29/2020 14:23

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON NOVEMBER 10, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2020-0048

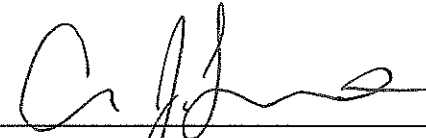
PROPERTY LOCATION: 111 ZORATOA AVENUE

PROPERTY OWNER: JAMES A S PHILCOX

VIOLATION OF CITY CODE: CHAPTER 8, SECTION 8-301
INTERNATIONAL PROPERTY MAINTENANCE CODE,
SECTIONS 303.1 & 303.2

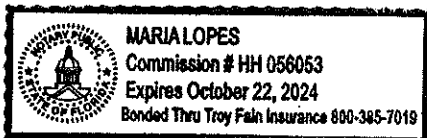
POSTED AT CITY HALL:

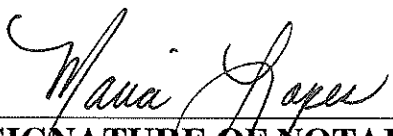
November 6th, 2020


for **DARLENE GLAMBOS**
CITY CLERK

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF NOVEMBER, 2020




SIGNATURE OF NOTARY

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON NOVEMBER 10, 2020
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2020-0048

PROPERTY LOCATION: 111 ZORATOA AVENUE

PROPERTY OWNER: JAMES A S PHILCOX

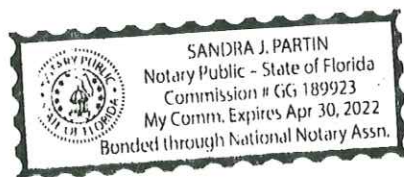
**VIOLATION OF CITY CODE: CHAPTER 8, SECTION 8-301
INTERNATIONAL PROPERTY MAINTENANCE CODE,
SECTIONS 303.1 & 303.2**

POSTED AT PROPERTY: November 6, 2020


**Robert "Bobby" Vanmierop
Code Enforcement Officer**

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6TH DAY OF NOVEMBER, 2020




SIGNATURE OF NOTARY



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

October 20, 2020

IN THE MATTER OF: Name: JAMES A S PHILCOX
 Address: 111 ZORATOA AVE
 ST. AUGUSTINE, FL 32080
 Case #: CE2020-0048

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 8, Section 8-301, Housing Code.
2018 IPMC, Sections(s) 303.1 & 303.2

SITE OF VIOLATION: 111 ZORATOA AVENUE

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 &
3932/788(F/J)

PARCEL NUMBER: 219660 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, November 10, 2020, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

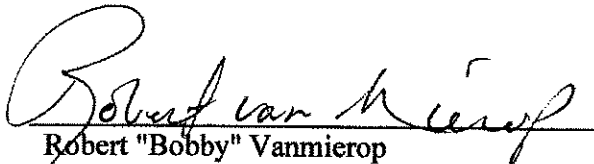
- Swimming pool not maintained in a clean and sanitary manner, in Violation of Section 8-301, Housing Code, and 2018 International Property Maintenance Code, Section 303.1.
- Fence not maintained in good condition, with several sections of privacy fence around pool lying down, in Violation of Section 8-301, Housing Code, and 2018 International Property Maintenance Code, Section 303.2.

This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective action and compliance by a specific date. Again, we believe it is important that you be present at the meeting to address the CEAAB. If the violation is corrected and then reoccurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the CEAAB.

Notice of Hearing
CE2020-0048

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of the proceedings and, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

If you have any questions concerning this correspondence, please contact the Code Enforcement Inspector indicated below.



Robert "Bobby" Vanmierop
Code Enforcement Officer

City of St. Augustine
Planning & Building Department
P.O. Box 210
St. Augustine, FL 32085-0210

Certified Mail Number: 7019 2280 0000 6192 7648

cc: John P. Regan, City Manager
CEAAB File

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

[Track Another Package +](#)**Tracking Number:** 70192280000061927648[Remove X](#)

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In-Transit

October 26, 2020

In Transit to Next Facility

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Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.

Robert Vanmierop

From: Robert Vanmierop
Sent: Wednesday, August 12, 2020 1:39 PM
To: James Philcox
Subject: FW: 111 Zoratoa

-----Original Message-----

From: Robert Vanmierop
Sent: Tuesday, August 11, 2020 1:21 PM
To: James Philcox <rndtable@aol.com>
Subject: RE: 111 Zoratoa

That's fine, but the Code Violation is for the condition of the pool and the sections of the fence on the north side of the property that were laying down, thereby not protecting the pool from anyone who could fall in.

The fence sections on the north side have been replaced by a temporary fence, and as of today's date the pool is still not in compliance with the Code. "Clean and sanitary condition, and in good repair."

The temporary fencing at 111 Zoratoa is 41 inches high and for it to be a barrier as per the Code it must be no less than 48 inches.

Robert van Mierop
Code Enforcement Officer
City of St. Augustine, Planning and Building Department P.O. Box 210, St. Augustine, FL 32085
Office: 904-209-4333 Email: rvanmierop@citystaug.com
Web: www.CityStAug.com

-----Original Message-----

From: James Philcox <rndtable@aol.com>
Sent: Friday, July 24, 2020 2:03 PM
To: Robert Vanmierop <rvanmierop@citystaug.com>
Subject: 111 Zoratoa

Hi Robert, I got your message earlier in the week and sorry it took so long to get back. The grass was cut on Tuesday and I will work on the pool over the weekend. The neighbor behind me put a new fence up between us and just left my fence in disarray. I had no idea he was going to do that nor put up a new fence. I have until August 2 to supply the SBA with additional paperwork to get my disaster Loan at which point I hope to bulldoze the house soon there after. Please call if you have any questions. Regards, James.

Sent from my iPhone



**CITY OF ST. AUGUSTINE
CODE ENFORCEMENT DIVISION
75 King Street
St. Augustine, FL 32084
904-825-1065**



CODE ENFORCEMENT DIVISION

March 13, 2020

IN THE MATTER OF: Name: JAMES A S PHILCOX
 Address: 111 ZORATOA AVENUE
 ST. AUGUSTINE, FL 32080
 Case #: CE2020-0048

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida

**Code Section: Chapter 8, Section 8-302, Housing code.
2018 International Property Maintenance Code, Section(s) 303.1 & 303.2**

SITE OF VIOLATION: 111 ZORATOA AVENUE

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 &
 3932/788(F/J)

PARCEL NUMBER: 219660 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 7, 2020, which revealed the following violations:

- Swimming pool not maintained in a clean and sanitary manner, in Violation of 2018 International Property Maintenance Code, Section 303.1.
- Fence not maintained in good condition, with several sections of privacy fence around pool lying down, in Violation of Section 8-302, Housing Code, and 2018 International Property Maintenance Code, Section 303.2.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, by March 25, 2020, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

- Properly maintain swimming pool in a clean and sanitary condition, and in good repair.
- Repair fence enclosure/barrier around swimming pool.

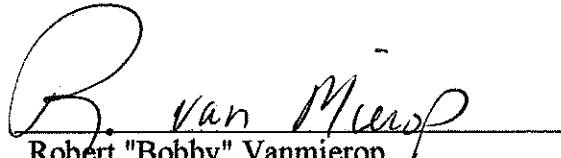
Notice of Violation
CE2020-0048

UPON COMPLIANCE, RESPONDENT SHALL PROVIDE NOTIFICATION TO THE CODE INSPECTOR AT THE CITY OF ST. AUGUSTINE, FLORIDA, PLANNING AND BUILDING DEPARTMENT WHO SHALL INSPECT THE PROPERTY TO DETERMINE THE ISSUE OF COMPLIANCE.

IF RESPONDENT HAS NOT ABATED or CORRECTED the violation(s) by taking the above steps on or before the compliance date, they will be placed on the agenda for the next meeting of the Code Enforcement, Adjustments and Appeals Board which shall convene in the Alcazar Room to hear evidence on the issue of compliance.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.


Robert "Bobby" Vanmierop
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 7015 3430 0000 8755 4457

cc: John P. Regan, City Manager
CEAAB File

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

CITY OF ST. AUGUSTINE
PO BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

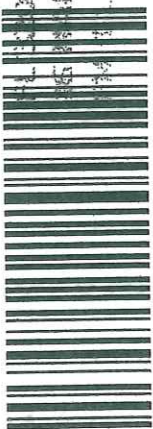
RECEIVED

APR 21 2020

Planning / Building Dept.

3/18
A9

CERTIFIED MAIL®



7015 3430 0000 8755 4457

Hasler
03/16/2020
FIRST-CLASS MAIL
US POSTAGE \$006.90
ZIP 32084
011E11677258

JAMES A S PHILCOX
P. O. BOX 840085

NIXIE 322 DE 1 0004/17/20
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC SC: 32085021010 *1738-03218-16-42

32085021010

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

Total P JAMES A S PHILCOX

Sent To P. O. BOX 840085

Street: ST. AUGUSTINE, FL 32080-0085

City: St

PS Form

Instructions

7015 3430 0000 8755 4457

February 10, 2020

James Philcox
P.O. Box 840085
St. Augustine, FL 32080

RE: 111 Zoratoa Avenue
St. Augustine, FL 32080

Recent inspections show the above property to be in violation of the following city codes:

Excessive growth of weeds and grass. Water in swimming pool is neglected and standing in such a manner or fashion as to make possible the propagation of mosquitoes thereon in Violation of Chapter 19, Section 4.

Fence not maintained in good condition, in Violation of Sec. 8-302. - Housing code.
(International Property Maintenance Code, 304.2)

This violation must be corrected no later than February 24, 2020 or the Code Enforcement Division will follow up with a formal violation notice.

Please contact the below signed Code Inspector to confirm the violation has been corrected or if additional information is needed.

Robert van Mierop
Code Inspector
904-209-4333



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	2196600000
Location Address	111 ZORATOA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 & 3932/788(F/J) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.220
Homestead	Y

Owner Information

Owner Name	Philcox James A S 100%
Mailing Address	PO BOX 840085 SAINT AUGUSTINE, FL 32080-0085

Map



Valuation Information

	2020
Building Value	\$38,806
Extra Features Value	\$5,056
Total Land Value	\$156,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$200,462
Total Deferred	\$35,985
Assessed Value	\$164,477
Total Exemptions	\$50,000
Taxable Value	\$114,477

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$33,071	\$5,034	\$156,600	\$0	\$0	\$194,705	\$160,779	\$83,926	\$110,779
2018	\$67,209	\$13,652	\$156,600	\$0	\$0	\$237,461	\$183,790	\$103,671	\$133,790
2017	\$69,342	\$12,404	\$141,375	\$0	\$0	\$223,121	\$180,010	\$93,111	\$130,010
2016	\$140,424	\$11,791	\$141,375	\$0	\$0	\$293,590	\$231,725	\$111,865	\$181,725
2015	\$144,679	\$11,791	\$108,750	\$0	\$0	\$265,220	\$230,114	\$85,106	\$180,114
2014	\$138,171	\$11,791	\$91,350	\$0	\$0	\$241,312	\$228,288	\$63,024	\$178,288
2013	\$142,176	\$11,791	\$73,950	\$0	\$0	\$227,917	\$224,914	\$53,003	\$174,914
2012	\$144,178	\$11,791	\$65,185	\$0	\$0	\$221,154	\$221,154	\$50,000	\$171,154
2011	\$148,183	\$11,791	\$72,428	\$0	\$0	\$232,402	\$225,828	\$56,574	\$175,828
2010	\$150,186	\$11,791	\$80,475	\$0	\$0	\$242,452	\$222,491	\$69,961	\$172,491

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building	1
Actual Area	3689
Conditioned Area	2282
Actual Year Built	1922
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	11 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	2182	2182
FINISHED OPEN PORCH	0	48
FINISHED GARAGE	0	624
FRAME UTILITY	0	110
FRAME ADDITION	100	100
FINISHED DECK	0	625
Total SqFt	2282	3689

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	420
Kool Deck	0	0	0	0	568
Residential Fence	0	0	0	0	205
Deck (Unattached)	0	0	0	0	279

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	90	100	EF	\$156,600

Recording Date	Sale Date	Sale Price	Instrument			Qualification	Vacant/Improved	Grantor	Grantee
			Type	Book	Page				
9/19/2014	9/16/2014	\$0.00	FJ	3932	788	U	I	PHILCOX JAMES A S	PHILCOX JAMES A S
	10/13/1997	\$180,000.00	WD	1270	1495	Q	I	KLINGE KRISTIAN W,KRISTINA K	PHILCOX JAMES A S
	2/14/1992	\$165,000.00	WD	926	1280	Q	I	BATTELL RAY L,MINERVA	KLINGE KRISTIAN W,KRISTINA K
	8/1/1987	\$0.00		758	488	U	I		BATTELL RAY L,MINERVA

Room Type	Area
DECK	0
FAD	0
FUT	0
FINISHED GARAGE	0
FINISHED OPEN PORCH	0
Base	0

The floor plan diagram shows a building layout with the following dimensions and areas:

- Blue-shaded area (DECK):** A large rectangular area at the top with dimensions 25 (width) and 25 (height). The total area is 25.
- Green-shaded area (FINISHED GARAGE):** A rectangular area at the bottom right with dimensions 24 (width) and 24 (height). The total area is 24.
- Cyan-shaded area (FINISHED OPEN PORCH):** A small rectangular area at the bottom center with dimensions 4 (width) and 12 (height). The total area is 48.
- Other dimensions and areas:**
 - Top left: 10 (width), 7 (height), 10 (width), 12 (height), 10 (width), 20 (height), 10 (width), 5 (width), 18 (height), 9 (width).
 - Bottom left: 10 (width), 18 (height), 9 (width).
 - Bottom center: 18 (width), 12 (height).
 - Bottom right: 10 (width), 11 (height), 18 (height), 10 (width).



Schneider
GEOSPATIAL

Dennis W. Hollingsworth Tax Collector

generated on 10/28/2020 4:29:57 PM EDT

Tax Record

Last Update: 10/28/2020 4:29:57 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
219660-0000		REAL ESTATE		2020	
Mailing Address		Physical Address			
PHILCOX JAMES A S		111 ZORATOA AVE			
PO BOX 840085					
SAINT AUGUSTINE FL 32080-0085					
Exempt Amount		Taxable Value			
\$0.00		\$216,477.00			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		452			
Legal Description					
17-07-30.22 Acres 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 & 3932/788(F/J)					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	216,477	0	\$216,477	\$1,007.42
ROAD	0.8444	216,477	0	\$216,477	\$182.79
HEALTH	0.0160	216,477	0	\$216,477	\$3.46
SCHOOL					
SCHOOL-STATE LAW	3.7050	216,477	0	\$216,477	\$802.05
SCHOOL - LOCAL BOARD	2.2480	216,477	0	\$216,477	\$486.64
SJRWMD	0.2287	216,477	0	\$216,477	\$49.51
MOSQUITO	0.2050	216,477	0	\$216,477	\$44.38
CITY OF ST AUGUSTINE	7.5000	216,477	0	\$216,477	\$1,623.58
FL INLAND NAV DISTRICT	0.0320	216,477	0	\$216,477	\$6.93
PORT AUTHORITY	0.0598	216,477	0	\$216,477	\$12.95
Total Millage		19.4926	Total Taxes		\$4,219.71
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$207.80
Total Assessments					\$207.80
Taxes & Assessments					\$4,427.51
If Paid By			Amount Due		
11/30/2020			\$4,250.41		
12/31/2020			\$4,294.68		
1/31/2021			\$4,338.96		
2/28/2021			\$4,383.23		

3/31/2021

\$4,427.51

Prior Year Taxes Due

NO DELINQUENT TAXES

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