

RECOMMENDATION OF MARION COUNTY CODE ENFORCEMENT BOARD

On **January 08, 2025**, the Code Enforcement Board of Marion County, Florida, pursuant to Chapter 2, Article V of the Marion County Code, held a hearing on case number **767636** issued by a Marion County Code Inspector. Based upon the evidence and testimony presented, and by a motion approved by a majority of those members present and voting, the Code Enforcement Board adopted the following recommendation(s):

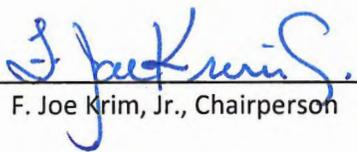
Based upon a request from **JIMMY MASON**, for a rescission or reduction of the lien imposed by the Prior Order dated **December 14, 2018**, **JOHNNY WILBUR MASON, 3420 NE 86TH LN., ANTHONY, PARCEL NO. 14432-000-02**, Marion County Florida.

The Board recommends to the Marion County Board of County Commissioners that the remaining lien amount as levied under its Prior Order be rescinded, upon payment of applicable administrative costs.

The violator(s) is (are) reminded that should the aforementioned violation(s) of County Codes and Ordinances recur after the date of this Order, it may be treated by the Board as a "repeat violation" for which the Board, upon notification by the Code Inspector that the violation(s) has (have) been repeated, may order the violator(s) to pay a fine not to exceed five thousand (\$5000.00) dollars per day for each day the violation(s) is (are) repeated.

DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this **10** day of **January, 2025**.

MARION COUNTY CODE ENFORCEMENT BOARD

By: 
F. Joe Krim, Jr., Chairperson

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that true copies of the foregoing Order have been furnished to **JIMMY MASON, 4702 W ANTHONY RD., OCALA, FL 34475** by U.S. mail this **10** day of **January, 2025**.


Board Secretary

Marion County Code Enforcement Board

Case Number
767636-SH2

Item

HEARING DATE: JANUARY 8, 2025

Code Officer
STEVE HOLMES

Owner/Respondent
JOHNNY WILBUR
MASON
3420 NE 86TH LN
ANTHONY, FL 32617-
3867

Occupant/Violator
JOHNNY WILBUR
MASON

**Verbal contact with
owner/occupant**
JOHNNY MASON &
JIMMY MASON

Parcel Number
Location
14432-000-02

3420 NE 86TH LN
ANTHONY

Complainant
Citizen [ex-wife]

Property Taxes
2024 Unpaid

Assessed Value
\$92,449



Photo taken by CEO S. Holmes January 3, 2019

REQUEST TO APPEAR

Violation: Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 2, Zoning Classifications, Section 4.2.3 Agricultural Zoning Classifications by operating a business in an improper zone, repairing vehicles in an improper zone, and occupying an RV in an improper zoning classification

Summary: A Code Enforcement Board lien was recorded in 2019 for the violations on the 3 acre parcel at 3420 & 3450 NE 86TH LN. In 2021, Jimmy Mason started making payments towards the lien. Administrative costs were \$228.62 and the payments received totaled \$1,500.

Department Recommendation

The department's recommendation is that the Code Board recommend to the Board of County Commissioners that they deny the request to reduce / rescind the fine now totaling \$4728.62.

Item

Notice Summary

Notices of Violation
March 26, 2018
May 1, 2018

Notice to Appear
July 10, 2018

Location

The 3 acre improved property is located within an A-1 Agricultural zoning classification, MOURNING DOVE FARMS subdivision.

BACKGROUND

On May 1, 2018, Code Officer Steve Holmes mailed a final *Notice of Violation* to JOHNNY WILBUR MASON for violation(s) on property located at 3420 NE 86TH LN, ANTHONY, parcel # 14432-000-02. On July 10 10, 2018, a *Notice to Appear* for the September 12, 2018 Code Enforcement Board (CEB) hearing was sent via certified mail. Proof of service was by certified mail returned green card signed by Johnny Mason. On September 12, 2018, Supervisor R. Hough presented the case to the CEB. Mr Mason was not present. The CEB found him to be in violation and directed him to bring the violation(s) into compliance on or before Oct. 4, 2018, or be fined \$100 a day, up to a maximum of \$6,000. On Oct. 10, 2018, JOHNNY MASON & JIMMY MASON appeared before the CEB and gave testimony. The CEB extended the date for compliance to December 10, 2018. Proof of service for the Board Order was by certified mail returned green card signed by J Mason. On December 12, 2018, the CEB imposed the fine per the prior order based on an *Affidavit of Continuing Violation* filed by Officer Holmes. The respondents were not present. The lien was recorded February 18, 2019.

In March 2021, Johnny Mason quit claimed the property to both he and Jimmy Mason. Johnny Mason passed away in June 2024.

After a couple of inspections, Code Officer Sandra Leon was able to file an *Affidavit of Compliance* as of November 6, 2024. Jimmy Mason has requested to appear before the Board to ask that the remaining CEB lien be released.





**Marion County
Board of County Commissioners**

Growth Services ▪ Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

November 27, 2024

JIMMY S MASON
4702 W. ANTHONY RD
OCALA, FL 34475-1514

**RE: Request to Appear at the Code Enforcement Board Hearing on
Code Enforcement Case # 767636**

Your request to appear before the Code Enforcement Board for a possible rescission or reduction of the unrecorded fine on the above referenced case has been received and will be placed on the Agenda for the next regularly scheduled meeting.

The next meeting is scheduled for **9:00 a.m., Wednesday, January 08, 2025**, at the Marion County Growth Services Main Training Room, 2710 E. Silver Springs Blvd., Ocala, Florida, concerning this matter. You or a representative of your choosing must attend the hearing, present testimony or evidence and question the witnesses. There will be a record kept of the hearing which may, upon payment of reasonable preparation charges, be available for appeals of the Board's action. Appeals are governed by Section 2-208 of the Code.

If you have any questions, please feel free to contact me at the Code Enforcement Office.

Sincerely,

Sandra Woodrow

Sandra Woodrow
Marion County Growth Services
Code Enforcement Board Secretary

Sec. 2-203. - Powers of board.

The code enforcement board shall have the power to:

- (1) Adopt rules for the conduct of its hearings.
- (2) Subpoena alleged violators and witnesses to its hearings.
Subpoenas may be served by the sheriff of the county.
- (3) Subpoena records, surveys, plats and other documentary evidence, which subpoenas shall be served by the county sheriff.
- (4) Take testimony under oath.
- (5) Issue orders having the force and the effect of law, commanding whatever steps are necessary to bring a violation into compliance.
- (6) Establish and levy fines pursuant to section 2-211.

(Ord. No. 86-6, § 8, 4-8-86)

Sec. 2-204. - Jurisdiction.

- (a) The code enforcement board shall have the jurisdiction to hear and decide alleged violations of any county ordinance, including amendments that may be enacted.
- (b) The jurisdiction of the code enforcement board shall not be exclusive. Any alleged violation of any of the aforesaid county ordinances may be pursued by appropriate remedy in court at the option of the administrative official whose responsibility it is to enforce that respective ordinance.

(Ord. No. 86-6, § 5, 4-8-86)

Si necesita que alguien le traduzca durante la audiencia, es su responsabilidad de adquirir tal persona. Por favor pídale a alguien que le acompañe que pueda brindarle este servicio.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 11/13/2024 01:43:45 PM
 FILE #: 2024149753 OR BK 8469 PG 327
 REC FEES: \$10.00 INDEX FEES: \$0.00
 DDS: \$0 MDS: \$0 INT: \$0

CASE #617178 / 767636

**MARION COUNTY CODE ENFORCEMENT BOARD LIEN ORDER
 AFFIDAVIT OF COMPLIANCE**

1. The Marion County Code Enforcement Board found **JOHNNY WILBUR MASON** to have violated **Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 2, Zoning Classifications, Section 4.2.3 Agricultural Zoning Classifications** by operating a business in an improper zone, repairing vehicles in an improper zone, and occupying an RV in an improper zoning classification as referenced in the Board Order dated **December 14, 2018**.
2. The violator(s) was (were) given until **December 10, 2018**, to comply with said Order or be fined **one hundred dollars (\$100.00) per day**, which shall continue to accrue daily, until the violation(s) is (are) cleared, commencement of a foreclosure action, or until extinguished by law, up to a maximum of **six thousand dollars (\$6,000.00)**.
3. On **November 6, 2024, at 11:32 a.m.**, I reinspected the property located at **3420 NE 86TH LN ANTHONY** for compliance.
4. I observed that the violation(s) has (have) been brought into compliance as of **November 6, 2024**.
5. The existing fine of **six thousand dollars (\$6,000.00)** will remain as a lien against any real or personal property owned by **JOHNNY WILBUR MASON** until said fine is paid or otherwise extinguished by law. **The collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.**

I HEREBY swear under penalties of perjury that the above facts are true to the best of my knowledge.

AFFIANT

PERSONALLY KNOWN and sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8 day of November 2024, by Code Officer S. Leon.

V. Cordova
 Signature of Notary Public-State of Florida



VIRGINIA CORDOVA
 Commission # HH 585642
 Expires August 21, 2028

I HEREBY CERTIFY THAT THE FOREGOING DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL

S. Woodrum
 CLERK
 MARION COUNTY CODE ENFORCEMENT



**Marion County
Board of County Commissioners**

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

F



**Marion County Code Enforcement Board
Request for Rescission or Reduction of Lien**

Requires a non-refundable \$250.00 processing fee

CASE NUMBER: 767634 / 617178

Date: 11-12-24

Name: JIMMY S. MASON

Address: 4702 W. HANNA Ocala FL 3447

Phone Number: 352-427-3487

Code Enforcement Board Chairperson:

I am requesting to appear before the Code Enforcement Board for a recommendation for a possible rescission or reduction of the lien on the above referenced case.

Give detailed justification explaining the reason for this request; list each violation, and the fine and lien for which you seek relief.

Property was obtained as my brother passed away, I was not aware of the lien and when I was made aware, I attempted to make payments. As a disabled veteran on a fixed income I cannot afford the expense. I am asking the Commission for grace and a hardship to have this fine reduced.

SEP 11 2024

Received by:



Where you the owner of the property at the time the fine was imposed? no

Did you purchase the property after the lien was recorded? no

Was a title search performed? —

How did you obtain the lien information? _____

Is the property in compliance today? A Code Enforcement Officer will contact you to schedule an inspection. yes

Who was responsible for the violation being cleared/removed? _____

Are the property taxes paid? _____

Have any improvements to the property been made that are not reflected on the Property Appraiser report? no

Applicant's signature: Justin Mason

**FINAL ADMINISTRATIVE ORDER OF
THE MARION COUNTY CODE ENFORCEMENT BOARD**

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 02/18/2019 12:54:37 PM
FILE #: 2019016225 OR BK 6916 PG 334
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

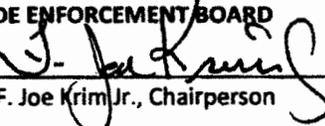
This cause having come before the Code Enforcement Board of Marion County, Florida on **December 12, 2018**, on the petition of Marion County for an Order imposing a fine in Case Number **767636 - SH2** and the Board having considered the Affidavit of Continuing Violation filed therein, it is hereby found and ordered that:

1. The violation(s) of **Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 2, Zoning Classifications, Section 4.2.3 Agricultural Zoning Classifications by operating a business in an improper zone, repairing vehicles in an improper zone, and occupying an RV in an improper zoning classification**, on real property located at **3420 NE 86TH LN, ANTHONY, Parcel No. 14432-000-02**, Marion County, Florida, was (were) not brought into compliance on or before **December 10, 2018**, as required by the previous Order of this Board dated **October 12, 2018**.
2. In accord with the previous Order of this Board which is incorporated herein by reference, there is hereby imposed upon **JOHNNY WILBUR MASON**, a fine in the amount of **one hundred dollars (\$100.00) per day, beginning December 11, 2018**, for each day the violation(s) continue(s) past the date set for compliance, which shall continue to accrue daily unless and until the violation(s) is (are) cleared or until extinguished by law. The fine has reached its maximum amount and the amount of the Code Enforcement lien is **six thousand dollars (\$6,000.00)**. The collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.
3. The violator(s) shall notify the Code Inspector in writing immediately when the violation(s) has (have) been brought into compliance. **IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY CODE ENFORCEMENT AT (352) 671-8900, ON OR BEFORE THE COMPLIANCE DATE TO DEMONSTRATE TO MARION COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.**
4. The violator(s) has (have) the right to file a petition for writ of certiorari to the Circuit Court to appeal the decision of the Board. An appeal must be filed with the Circuit Court within thirty (30) days of the date of this Order. Section 162.11, Florida Statutes, provides as follows:
162.11 Appeals - An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within 30 days of the execution of the order to be appealed.
5. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records. This order shall be a lien against any non-homestead real property or personal property now owned by the violator, and any non-homestead real property or personal property which violator may own in the future, until the satisfaction of this order. Such lien may be foreclosed and the property sold to enforce such lien. If such lien is filed, you will be assessed all cost incurred in recording and satisfying this lien.

The holder of this order and the lien hereunder is the Marion County Board of County Commissioners, with the address of 601 SE 25th Avenue, Ocala, FL 34471.

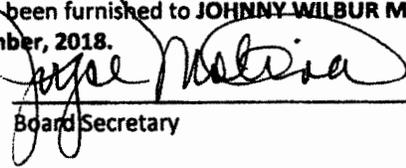
DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this **14th** day of **December, 2018**.

**MARION COUNTY
CODE ENFORCEMENT BOARD**

By: 
F. Joe Krim Jr., Chairperson

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to **JOHNNY WILBUR MASON, 3420 NE 86TH LN ANTHONY, FL 32617-3867** by U.S. mail this **14th** day of **December, 2018**.


Board Secretary

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

14432-000-02

[GOOGLE Street View](#)

Prime Key: 2539305

[MAP IT+](#)

Current as of 1/31/2025

Property Information

MASON JIMMY C
 3420 NE 86TH LN
 ANTHONY FL 32617-3867

Taxes / Assessments:

Map ID: 193

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 02

Acres: 3.00

More Situs

Situs: Situs: 3420 NE 86TH LN
 ANTHONY

2024 Certified Value

Land Just Value	\$72,000		
Buildings	\$68,997		
Miscellaneous	\$2,518		
Total Just Value	\$143,515		
Total Assessed Value	\$92,449	Impact	((\$51,066)
Exemptions	(\$50,000)	<u>Ex Codes:</u>	
Total Taxable	\$42,449		
School Taxable	\$67,449		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$72,000	\$68,997	\$2,518	\$143,515	\$92,449	\$50,000	\$42,449
2023	\$72,000	\$67,912	\$2,556	\$142,468	\$89,756	\$50,000	\$39,756
2022	\$108,000	\$54,082	\$2,612	\$164,694	\$87,142	\$50,000	\$37,142

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	06/2024	71 DTH CER	0	U	I	\$100
7411/0355	03/2021	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
6807/0912	07/2018	05 QUIT CLAIM	0	U	I	\$100
6790/1408	06/2018	61 FJDMNT	0	U	I	\$100
5902/0814	07/2013	05 QUIT CLAIM	0	U	I	\$100
5881/1594	06/2013	05 QUIT CLAIM	0	U	I	\$100
4474/0759	05/2006	07 WARRANTY	7 PORTIONUND INT	U	I	\$17,500
2016/0860	11/1989	51 AGR-DED	9 UNVERIFIED	U	V	\$17,500

Property Description

SEC 15 TWP 14 RGE 22
 PLAT BOOK UNR
 MOURNING DOVE FARMS
 TRACT 2 BEING MORE FULLY DESC AS FOLLOWS:
 COM AT NW COR OF SE 1/4 OF NE 1/4 OF SEC 15 TH N 89-35-43 E
 30 FT TH S 00-24-13 E 25 FT TH N 89-35-43 E 387 FT TO POB
 TH N 89-35-43 E 189.59 FT TH S 00-20-31 E 693.08 FT TH S 89-
 36-46 W 188.59 FT TH N 00-20-31 W 693.02 FT TO POB. N 20 FT
 FOR EASEMENT

Parent Parcel: 14483-000-00

Land Data - Warning: Verify Zoning

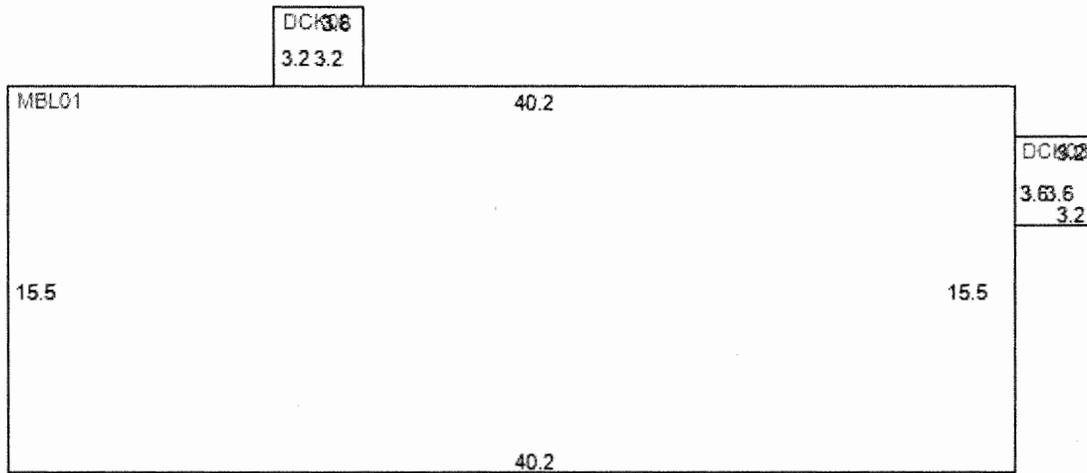
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		189.0	693.0	A1	3.00	AC							
9994		.0	.0	A1	1.00	UT							

Neighborhood 4640 - MOURNING DOVE FARMS UNR
 Mkt: 8 70

Traverse

Building 1 of 1

MBL01=R40,2U15,5L40,2D15,5.R10,6U15,5
 DCK02=U3,2R3,6D3,2L3,6.U6,2R3,6D6,2R26D2
 DCK03=R3,2D3,6L3,2U3,6.R6,2



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 2021
Effective Age	1 - 00-04 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	11/8/2021 by 229	Architecture 2 - MBL HOME
		Base Perimeter 111

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 21	- MH VINYL SIDING	1.00	2021	N	0 %	0 %	623	623
DCK 02 01	- NO EXTERIOR	1.00	2021	N	0 %	0 %	12	12
DCK 03 01	- NO EXTERIOR	1.00	2021	N	0 %	0 %	12	12

Section: 1

Roof Style: 10 GABLE	Floor Finish: 37 LAMINATE	Bedrooms: 1	Bit-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 18 DRYWALL-PAPER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
048 SHED OPEN	1,200.00	SF	15	1990	1	40.0	30.0
159 PAV CONCRETE	621.00	SF	20	1990	3	27.0	23.0
045 LEAN TO	120.00	SF	15	1996	1	6.0	20.0
190 SEPTIC 1-5 BTH	1.00	UT	99	2000	2	0.0	0.0
112 FENCE WIRE/BD	189.00	LF	10	2001	5	0.0	0.0
DCK DECK-WOOD	192.00	SF	40	2001	1	16.0	12.0
ADU UTILITY-ALUM	130.00	SF	40	2001	1	13.0	10.0

Appraiser Notes

EST INT & SOME MEASUREMENTS

Planning and Building

** Permit Search **

Permit Number Date Issued Date Completed Description

2021011839	3/19/2021	7/23/2021	REPLACEMENT SW MH AND CONNECT TO UTILITIES
M051637	5/1/2000	7/1/2000	MH
2020120054	-	1/25/2021	DEMOLITION OF MOBILE HOME AND REMOVAL DEBRIS SEPTIC AND WEL