



**Nassau County**  
**Code Enforcement Department**  
96161 Nassau Place  
Yulee, Florida 32097

Code Enforcement Board

# **NOTICE OF POSTING NOTICE OF VIOLATION**

January 4, 2024

Linda S Groover EST  
86088 Hill Valley Ave  
Yulee, FL 32097

**RE:** Notice of Violation  
Complaint # 007974  
86088 Hill Valley Ave, Yulee FL  
Property ID 51-3N-27-4881-0027-0000

Dear Property Owner:

An inspection of your property, conducted on the dates shown below, revealed that you are in violation of the following ordinances of the Nassau County Code of Ordinances to wit:

**Chapter 18 ¼ Section 18 ¼-5(3)(8)-General nuisances affecting public health.**

(3) Accumulations of decayed animal or vegetable matter, trash, rubbish, garbage, rotting lumber, bedding, packing material, scrap metal, or any material whatsoever in which flies, mosquitoes, disease-carrying insects, rats, or other vermin may breed.

**All trash and debris must be removed from property.**

**Chapter 18 ¼ Section 18 ¼-4 -Unserviceable vehicle prohibited.**

It shall be unlawful for the owner, lessee, and/or occupant of any real property in the unincorporated areas of the county in the following zoning categories: OR (three (3) acres or less), RS-1, RS-2, RM, RT, RG-1, RG-2, RMH, CN, CG, CI, recreation and open space, and PUD, to cause, permit, and/or have stored thereon more than one (1) unserviceable vehicle(s), except for unserviceable vehicles stored within a completely enclosed building, or unserviceable vehicles stored on the premises of a properly zoned junkyard or vehicle repair or storage facility. One (1) unserviceable vehicle may remain on the property for a period not to exceed six (6) months.

**Only one unserviceable vehicle can remain on property and must be removed by June 13, 2024.**

**FERNANDINA**  
**(904) 530-6200**

**TOLL FREE**  
**1-800-264-2065**

**FAX**  
**(904) 491-2027**





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## **Appendix A Ordinance 97-19 Article 28**

### **Section 28.06 Parking, storage, or use of major recreational equipment**

No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in a residentially zoned lot or in any other location not approved for such use. Major recreational equipment may be parked or stored in a required rear or side yard, but not in required front yards; provided, however, that such equipment may be parked anywhere on residential premises for not to exceed twenty-four (24) hours during loading and unloading.

**Cannot live in RV or camper while parked on your property.**

## **Appendix A Ordinance 97-19 Article 10**

### **Section 10.01 permitted uses and structures.**

(A) Single-family dwellings.

(B) Mobile homes on individual lots.

**You can only reside in either a single-family dwelling or mobile home. Only one residence per parcel. You cannot reside in a shed or similar structures.**

## **Appendix A Ordinance 97-19 Article 10**

### **Section 10.03 Conditional uses**

**Having a junk yard is not a conditional use in a residential mixed zone.**

**\*\*PUTTING UP A FENCE OR OTHER BARRICADE TO COVER UP THE BACK YARD DOES NOT NEGATE THE VIOLATION. THE PROPERTY OWNER MUST SHOW PROOF THAT THE VIOLATION HAS BEEN CORRECTED. \*\***

**\*\*These violations need to be corrected by January 29, 2024. \*\***





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This correspondence will serve as official notification that the above stated violation(s) must be corrected. Failure to comply before the above timeframe will result in the commencement of appropriate enforcement action and/or possible fines.

Under Florida Statute 162.09(3)(d), if the Code Enforcement Board finds that you have violated the specific ordinance, they may impose a fine up to one thousand dollars (\$1,000.00) per day for a first violation and up to five thousand dollars (\$5,000.00) per day for repeat violations. However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed fifteen thousand dollars (\$15,000.00) per violation. In addition, the Board may assess administrative fees to cover costs incurred by the department to enforce the codes. It is your responsibility to notify the Code Enforcement Officer for verification of Code compliance.

If you have any questions regarding this matter, please contact the office by calling (904) 530-6203 or 904-530-6206.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise D'Andrea", is written over a horizontal line.

Denise D'Andrea  
Code Enforcement Officer

Posted on Property: January 4, 2024

Dated: January 4, 2024





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