



## CODE ENFORCEMENT BOARD AGENDA ITEM

**Item Title:** Case 23-7943, Christopher C. Bramstedt

**Date:** 2/28/2024

**Department:** Code Enforcement

### Background:

Code Enforcement received a complaint of people living in tents in the front yard on October 27, 2023. Initial inspection was conducted on October 30, 2023 and the following violations were found: **Chapter 18 1/4, Section 18 1/4-5 (3) (8) - General nuisances affecting public health; and Ordinance 97-19, Article 28, Section 28.06 - Parking, storage, or use of major recreational equipment.** Sent to Unsafe Building, as the roof of the structure on the property was caved in. On October 31, 2023, a courtesy letter was generated. November 6, 2023, Officer D'Andrea received a phone call from the property owner who stated he was planning on redoing his house and the RV was in the front yard for storage. He further explained that they are living in the back yard in a tent and have plans to demo the home. On November 13, 2023, reinspection found the property still in violation, and a black cloth covering was put up along the front of the property in an effort to hide the trash, litter and debris. Some is still visible and the RV is also still parked in front of the property. November 14, 2023, a Notice of Violation was generated and sent via certified and regular mail. November 29, 2023, Notice of Violation still has not been delivered. Officer D'Andrea posted notice on the property. December 5, 2023, reinspection - the RV was moved to the back of the property. Unable tell if any water or septic hook ups are attached but it does appear that they are living in the RV. There is a refrigerator in the front of the house with doors still attached. Trash, litter and debris is still present. December 6, 2023, a courtesy letter went out for refrigerator. December 18, 2023 - reinspection. Refrigerator was moved. There is a makeshift fence attempting to cover up the trash, littler, debris and RV. Still has trash, litter and debris in front yard that is visible. Referred unsafe structure to the Building Department. December 21, 2023, sent Notice of Public Hearing via certified and regular mail. January 2, 2024 - Certified not delivered so posted the Notice of Public Hearing on the property and at the Courthouse. Affidavits completed.

Administrative Fees:	
8 Hours:	\$203.53
Photos:	\$ 13.00
Postage:	\$45.50
Filing Fee:	\$28.50
Subtotal:	\$290.53
Reinspection:	\$26.71

<b>TOTAL:</b>	<b>\$317.24</b>
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**Request:**

Case 23-7943  
Christopher C. Bramstedt  
86196 Yulee Hills Road  
Yulee, Florida 32097

**Code Violations:**

- Chapter 18 1/4, Section 18 1/4-5 (3) (8) - General nuisances affecting public health; and
- Ordinance 97-19, Article 28, Section 28.06 - Parking, storage, or use of major recreational equipment

**Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens:**

N/S

**Action Requested and Recommendation:**

Requesting the Code Enforcement Board to find the property in violation of **Chapter 18 1/4, Section 18 1/4-5 (3) (8) - General nuisances affecting public health; and Ordinance 97-19, Article 28, Section 28.06 - Parking, storage, or use of major recreational equipment**, and:

- assess a daily fine with a beginning date
- assess Administrative fees to be paid by a certain date.

**Is this action consistent with the Nassau County Comprehensive Land Use Plan?**

NA

**Funding Source:**

N/A

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**Additional Information Needed for Contracts/Agreements (If Applicable)**

**Contract Number assigned by Contracts Management:**

N/A

**For non-governmental agencies, has the document been sent to the vendor for signature?**

N/A

**Does the document need to be recorded? If so, who will pay the recordation fee?**

Yes, a lien will be recorded if there are unpaid administrative fees and/or there is a fine on the property. The cost is incorporated into the administrative fees assessed to the property owner.

**Are there any special mailing instructions? (Include contact name, address, deadline for submittal, how to mail such as express mail, FedEx, etc):**

N/A

**How many originals are needed?**

N/A

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Case History 23-7943	1/22/2024	Backup Material
Notice of Violation	1/19/2024	Backup Material
Notice of Posting Notice of Violation	1/19/2024	Backup Material
Notice of Public Hearing Mailed Certified	2/27/2024	Backup Material
Affidavit of Posting Notice of Public Hearing	2/27/2024	Backup Material
Section 18 1/4 - 5 (3) - General nuisances affecting public health	1/19/2024	Backup Material
Ordinance 97-19, Article 28, Section 28.06	1/19/2024	Backup Material
Property Appraiser - 86196 Yulee Hills Road	1/22/2024	Backup Material
Yulee Hills Road PowerPoint	2/26/2024	Backup Material

## CASE HISTORY

**Case Number 23-7943**  
**Christopher C. Bramstedt**  
**86196 Yulee Hills Road**  
**Yulee, FL 32097**

### **Code Violations:**

- **Chapter 18 1/4, Section 18 1/4-5 (3) (8) - General nuisances affecting public health; and**
- **Ordinance 97-19, Article 28, Section 28.06 - Parking, storage, or use of major recreational equipment**

**RE: 86196 Yulee Hills Road**

**PIN: 51-3N-27-4881-0139-0000**

**October 30, 2023** - Code Enforcement received a complaint of people living in tents in the front yard.

**October 27, 2023** - Initial inspection was conducted on and the following violations were found: **Chapter 18 1/4, Section 18 1/4-5 (3) (8) - General nuisances affecting public health; and Ordinance 97-19, Article 28, Section 28.06 - Parking, storage, or use of major recreational equipment.** Sent to Unsafe Building, as the roof of the structure on the property was caved in.

**October 31, 2023** - A courtesy letter was generated.

**November 6, 2023** - Officer D'Andrea received a phone call from the property owner who stated he was planning on redoing his house and the RV was in the front yard for storage. He further explained that they are living in the back yard in a tent and have plans to demo the home.

**November 13, 2023** - Reinspection found the property still in violation, and a cloth covering was put up along the front of the property in an effort to hide the trash, litter and debris. Some is still visible and the RV is also still parked in front of the property.

**November 14, 2023** - A Notice of Violation was generated and sent via certified and regular mail.

**November 29, 2023** - Notice of Violation still has not been delivered. Officer D'Andrea posted notice on the property.

**December 5, 2023** - Reinspection - the RV was moved to the back of the property. Unable tell if any water or septic hook ups are attached but it does appear that they are living in the RV. There is a refrigerator in the front of the house with doors still attached. Trash, litter and debris is still present.

**December 6, 2023** - A courtesy letter went out for refrigerator.

**December 18, 2023** - reinspection. Refrigerator was moved. There is a makeshift fence attempting to cover up the trash, littler, debris and RV. Still has trash, litter and debris in front yard that is visible. Referred unsafe structure to the Building Department.

**December 21, 2023** - Sent Notice of Public Hearing via certified and regular mail.

**January 2, 2024** - Certified not delivered so posted the Notice of Public Hearing on the property and at the Courthouse. Affidavits completed.



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

Code Enforcement Board

## NOTICE OF VIOLATION

November 14, 2023

Christopher Bramstedt  
86196 Yulee Hills Rd  
Yulee, FL 32097

RE: Notice of Violation  
Complaint #7943  
86196 Yulee Hills Rd, Yulee FL  
Property 51-3N-27-4881-0139-0000

Dear Property Owner:

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

**LDC 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 park trailer in front yard.**

**Chapter 18 ¼ Section 18 ¼-5(3)**

(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.

Trash and debris need to be picked up and removed.

**The violations need to be corrected by December 15, 2023**

**YULEE**  
**(904) 530-6200**

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

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



**Nassau County  
Code Enforcement Department**

Code Enforcement Board

**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.

**Unserviceable vehicle must be removed by April 30, 2024. If vehicle is operable, you must show proof that it is operable and proof of registration.**

This correspondence will serve as official notification that the above stated violation(s) must be corrected. Failure to comply before the above time frame 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 1-800-264-2065.

Sincerely,

D D'Andrea  
Code Enforcement Officer  
Certified: 7022 0410 0001 3993 6755

**NOTICE OF VIOLATION  
NASSAU COUNTY CODE ENFORCEMENT**

COMPLAINT # 007943

THE UNDERSIGNED CERTIFIES THAT:

NAME: christopher Bramstedt

ADDRESS: 86196 yulee Hills Rd

CITY/STATE/ZIP CODE: yulee FL 32097

LOCATION OF VIOLATION: 86196 yulee Hills Rd  
yulee FL

IS IN VIOLATION OF THE FOLLOWING:

(1) ORDINANCE: 97-19 Article 28  
SECTION(S): 28.06

(2) ORDINANCE: Chapter 1814  
SECTION(S): 1814-5(3) 1814-4

Facts constituting the violation:

Trailer cannot be parked in front of  
property. Trash Litter & Debris  
in serviceable vehicle (4-30-24)

You are hereby given 31 days to correct the above violations.

Signature of Code Violator \_\_\_\_\_

Signature of Code Enforcement Officer: [Signature]

I hereby swear and/or affirm that the above statements are true and correct to the best of my knowledge and belief

D. D. Andrea  
(Printed name of Code Enforcement Officer)

Date issued: Nov 14, 2023

Nassau County Code Enforcement (904) 530-6200 or 1-800-264-2065

**NOTICE: IF THE VIOLATION(S) ARE NOT CORRECTED WITHIN THE TIME FRAME SET FORTH ABOVE, A HEARING WILL BE SCHEDULED FOR YOU TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD. FINES MAY BE IMPOSED BY THE CODE ENFORCEMENT BOARD OF UP TO \$1,000.00 PER DAY, OR \$5,000.00 PER DAY FOR REPEAT VIOLATIONS AND UP TO \$15,000.00 PER VIOLATION IF IRREPARABLE OR IRREVERSIBLE IN NATURE.**

COPIES: 1 TO VIOLATOR; 1 TO BOARD; 1 TO FILE

5529 666E 1000 0140 2202

**U.S. Postal Service™**  
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*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

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Certified Mail Fee \$ 8.77

Extra Services & Fees (check box, add fee as appropriate)

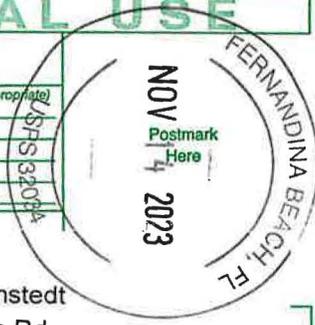
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

**Total Postage** \$ 8.77

Sent To Christopher Bramstedt  
 86196 Yulee Hills Rd  
 Yulee, FL 32097  
 City, State, Zip #7943

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



5529 666E 1000 0140 2202

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*Domestic Mail Only*

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**OFFICIAL USE**

Certified Mail Fee \$ 8.77

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

**Total Postage** \$ 8.77

Sent To Christopher Bramstedt  
 86196 Yulee Hills Rd  
 Yulee, FL 32097  
 City, State, Zip #7943

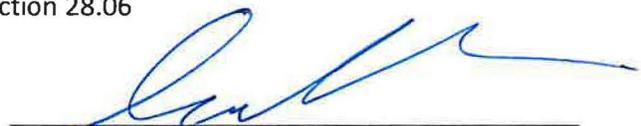
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**NASSAU COUNTY CODE ENFORCEMENT  
96161 NASSAU PLACE  
YULEE, FLORIDA 32097**

**AFFIDAVIT OF POSTING**

Complaint Number: 7943  
Posted Date: 11/29/23  
Property to be posted for: Christopher Bramstedt  
Property: 86196 Yulee Hills Rd, Yulee FL 32097  
Property ID No: 51-3N-27-4881-0139-0000  
Posting Location: Front of property  
Description of Document: Notice of Violation  
Description of Violation: Chapter 18 ¼ Section 18 ¼-5(3)  
Chapter 18 ¼ Section 18 ¼-4  
Ord 97-19 Article 28 Section 28.06  
Photograph(s): 2

  
\_\_\_\_\_  
Signature of Affiant

Denise D'Andrea  
\_\_\_\_\_  
Printed Name of Affiant

**STATE OF FLORIDA  
COUNTY OF NASSAU**

I HEREBY CERTIFY that on this day, personally appeared before me, by means of  physical presence or  online notarization, Denise D'Andrea who is personally known to me or who has produced \_\_\_\_\_ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 29<sup>th</sup> November, 2023.



  
\_\_\_\_\_  
Notary Public, State of Florida



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

Code Enforcement Board

## NOTICE OF VIOLATION

November 14, 2023

Christopher Bramstedt  
86196 Yulee Hills Rd  
Yulee, FL 32097

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Complaint #7943  
86196 Yulee Hills Rd, Yulee FL  
Property 51-3N-27-4881-0139-0000

Dear Property Owner:

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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.

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**Chapter 18 ¼ Section 18 ¼-5(3)**

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Trash and debris need to be picked up and removed.

**The violations need to be corrected by December 15, 2023**

**YULEE**  
**(904) 530-6200**

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

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



**Nassau County  
Code Enforcement Department**

Code Enforcement Board

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

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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 1-800-264-2065.

Sincerely,

D D'Andrea  
Code Enforcement Officer  
Certified: 7022 0410 0001 3993 6755

**YULEE  
(904) 530-6200**

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

**FAX  
(904) 491-2027**

**NOTICE OF VIOLATION**  
**NASSAU COUNTY CODE ENFORCEMENT**

COMPLAINT # 007943

THE UNDERSIGNED CERTIFIES THAT:

NAME: christopher Bramstedt

ADDRESS: 86196 yulee Hills Rd

CITY/STATE/ZIP CODE: yulee FL 32097

LOCATION OF VIOLATION: 86196 yulee Hills Rd  
yulee FL

IS IN VIOLATION OF THE FOLLOWING:

(1) ORDINANCE: 97-19 Article 28  
SECTION(S): 28.06

(2) ORDINANCE: Chapter 18/4  
SECTION(S): 18/4-5(3) 18/4-4

Facts constituting the violation:

Trailer cannot be parked in front of  
property. Trash bins & debris  
unserviceable vehicle (4-30-24)

You are hereby given 31 days to correct the above violations.

Signature of Code Violator \_\_\_\_\_

Signature of Code Enforcement Officer: [Signature]

I hereby swear and/or affirm that the above statements are true and correct to the best of my knowledge and belief

D. D. Andra  
(Printed name of Code Enforcement Officer)

Date issued: Nov 14, 2023

Nassau County Code Enforcement (904) 530-6200 or 1-800-264-2065

**NOTICE: IF THE VIOLATION(S) ARE NOT CORRECTED WITHIN THE TIME FRAME SET FORTH ABOVE, A HEARING WILL BE SCHEDULED FOR YOU TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD. FINES MAY BE IMPOSED BY THE CODE ENFORCEMENT BOARD OF UP TO \$1,000.00 PER DAY, OR \$5,000.00 PER DAY FOR REPEAT VIOLATIONS AND UP TO \$15,000.00 PER VIOLATION IF IRREPARABLE OR IRREVERSIBLE IN NATURE.**

COPIES: 1 TO VIOLATOR; 1 TO BOARD; 1 TO FILE



86196 Yulee Hills Rd

Complaint # 7943

NOV posted on property that is still in violation.



86196 Yulee Hills Rd

Complaint # 7943

NOV posted on property that is still in violation.



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

Code Enforcement Board

## NOTICE OF PUBLIC HEARING

County of Nassau, Florida  
Petitioner

VS.  
Christopher Bramstedt  
86196 Yulee Hills Rd  
Yulee, FL 32097  
Respondent

Citation #007943

Nassau County Land Development Ord 97-19  
Appendix A Article 28 Section 28.06  
Parking, storage or use of major recreational equipment  
Chapter 18 ¼ Section 18 ¼-5(3)  
General nuisances affecting public health.

### NOTICE OF PUBLIC HEARING

Pursuant to the Code of Nassau County, Florida, you are hereby advised that a **PUBLIC HEARING** will be conducted by the Nassau County Code Enforcement Board in the above-styled cause on Wednesday, **February 28, 2024**, at **6:30 pm** at the **Governmental Complex located at 96135 Nassau Place, Yulee, Florida**. The Code Enforcement Board will receive testimony and evidence at said **PUBLIC HEARING** and shall make such finding of facts as are supported by the testimony and evidenced pertaining to the matters alleged in the attached Statement of Violation and Request for Hearing. You have the right to appear and be represented by Counsel if you desire.

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 cost incurred by the department to enforce the codes. It is **your responsibility** to notify the Code Enforcement Officer for verification of Code compliance. The case **may** be presented to the Code Enforcement Board even if the violation has been corrected prior to the Board's hearing.

A copy of the Board's order imposing the fine will be recorded in the official records and shall constitute a lien on the property subject to the violation and any real or personal property in the State of Florida.

Again, you should appear to answer the allegations set forth herein. Please govern yourself accordingly.

Sincerely

Denise D'Andrea  
Code Enforcement Officer  
Posted on property: February 14, 2024  
Dated: February 14, 2024

**YULEE**  
**(904) 530-6200**

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

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

NASSAU COUNTY CODE ENFORCEMENT  
96161 NASSAU PLACE  
YULEE, FLORIDA 32097

**AFFIDAVIT OF POSTING**

Complaint Number: 7943  
Posted Date: February 15, 2024  
Property to be posted for: Christopher Bramstedt  
Property: 86196 Yulee Hills Rd, Yulee FL  
Property ID No: 51-3N-27-4881-0139-0000  
Posting Location: Robert M Foster Justice Center and Nassau  
County Historic Courthouse  
Description of Document: Notice of Public Hearing  
Description of Violation: Appendix A Ord 97-19 Article 28 Section 28.06  
Chapter 18 ¼ Section 18 ¼-5(3)  
Photograph(s):

*Abigail M Martini*  
Signature of Affiant  
Abigail M Martini  
Printed Name of Affiant

STATE OF FLORIDA  
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of  physical presence or  online notarization, who is personally known to me or who has produced \_\_\_\_\_ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this <sup>15<sup>th</sup></sup> day of ~~January~~ <sup>February</sup> 2024



HEATHER NAZWORTH  
Notary Public, State of Florida  
My Comm. Expires December 28, 2025  
Commission No. HH 212240

*Heather Nazworth*  
Notary Public, State of Florida

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## **Sec. 18¼-5. General nuisances affecting public health.**

Public nuisances affecting health shall include but not be limited to the following acts, omissions, conditions, or things:

- (1) All decayed, harmfully adulterated, or unwholesome food or drink sold or offered for sale to the public.
- (2) Carcasses of animals, birds, or fowl not buried or otherwise disposed of in a sanitary manner within twenty-four (24) hours after death.
- (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.
- (4) All stagnant water in which mosquitoes, flies, or other insects can multiply.
- (5) Privy vaults and garbage cans which are not flytight.
- (6) The pollution of any public well or cistern, stream, river, lake, canal, or body of water by sewage, creamery or industrial wastes, or other substances.
- (7) Accumulation of cans and bottles.
- (8) Accumulation of tires, appliances, mechanical equipment, or parts.

(Ord. No. 89-10, § 3(3.01), 3-21-89; Ord. No. 2003-17, § 7, 3-24-03; Ord. No. 2015-10, § 1, 8-10-15)

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**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.



**A. Michael Hickox, CFA**  
Cert. Res. RD1941

**NASSAU COUNTY**  
PROPERTY APPRAISER



- Change of Address
- 
- 
- 
- 
- FAQ**
- 
- 

**PROPERTY INFORMATION**

**Parcel Number 51-3N-27-4881-0139-0000**

Owner Name BRAMSTEDT CHRISTOPHER C  
 Mailing Address 86196 YULEE HILLS ROAD  
 YULEE, FL 32097  
 Location Address 86196 YULEE HILLS RD  
 YULEE 32097  
 Tax District 004 - UNINCORPORATED COUNTY  
 Millage 15.0452  
 Homestead Yes  
 Property Usage MOBILE HOME 000200  
 Deed Acres 0  
 Short Legal TRACT 139 IN OR 964/1193 & OR 1380/1053 R236014 & R236015

**2023 Preliminary Values**

Land Value \$80,000  
 (+) Improved Value \$52,428  
**(=) Market Value \$132,428**  
 (-) Agricultural Classification \$0  
 (-) SOH or Non-Hx\* Capped Savings \$80,701  
**(=) Assessed Value \$51,727**  
 (-) Homestead \$25,000  
 (-) Additional Exemptions \$0  
 (=) School Taxable Value \$26,727  
 (-) Non-School HX & Other Exempt Value \$1,727  
**(=) County Taxable Value \$25,000**

Note - \*10% Cap does not apply to School Taxable Value

- Property Search
- Map This Parcel
- GIS Report
- Property Record Card
- Print Friendly Page

**PARCEL MAP**



**2023 AERIAL MAP**



**PROPERTY PHOTO**



If this picture is incorrect, please email [info@nassaufpa.com](mailto:info@nassaufpa.com)

**LOCATION MAP**



**BUILDING INFORMATION**

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
M/H 93-	2016	1560	4	2	AVERAGE		AIR DUCTED	FORCED AIR	1986	

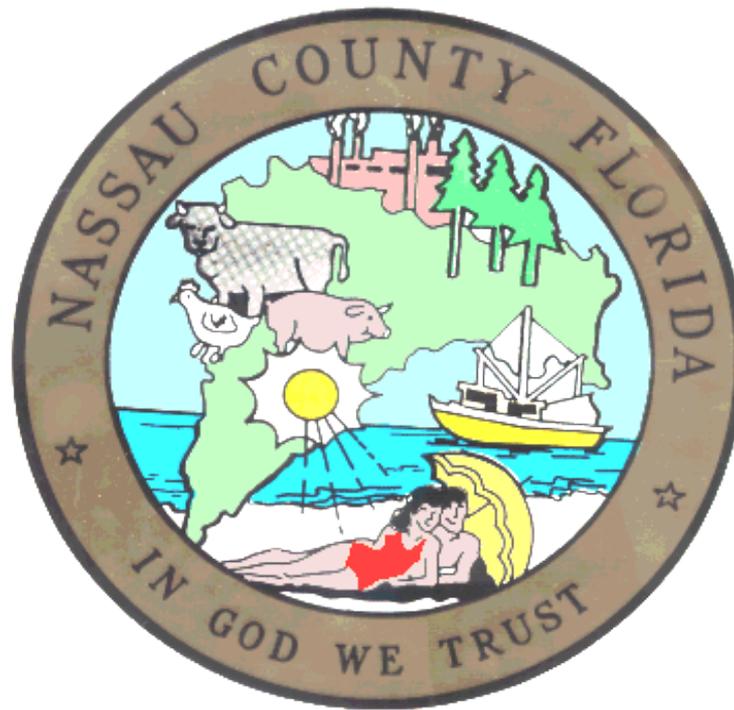
**MISCELLANEOUS INFORMATION**

Description	Dimensions L X W	Units	Year Built
POOL GUNIT	0 X 0	648	1980
POOL GUNIT	0 X 0	1	1986
KOOL DECK	95 X 3	285	1980

**SALES INFORMATION**

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2006-01-10	<a href="#">1380 / 1053</a>	\$100	QC	U	Y	BRAMSTEDT CHRISTINE D	BRAMSTEDT CHRISTOPHER C
2001-01-02	<a href="#">964 / 1193</a>	\$14,100	WD	U	Y	BRAMSTEDT KATHLEEN	BRAMSTEDT KATHLEEN ETAL (JT/RS)
1979-12-01	<a href="#">305 / 555</a>	\$8,500	WD	U	N		

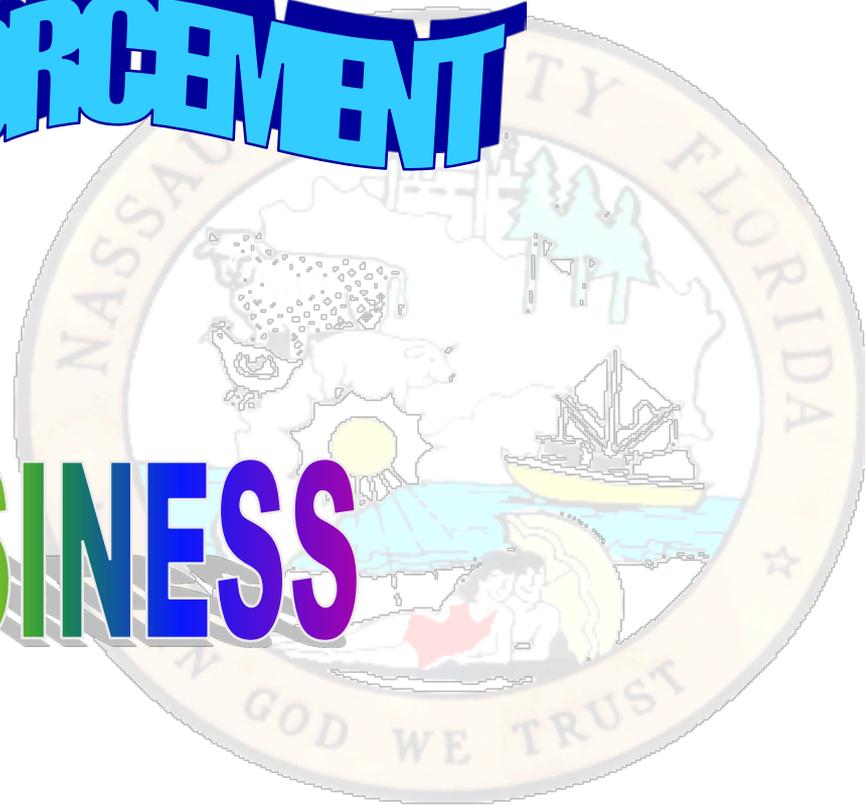
**NASSAU COUNTY  
CODE ENFORCEMENT  
BOARD MEETING**



**February 28, 2024**

# NASSAU COUNTY CODE ENFORCEMENT

NEW BUSINESS



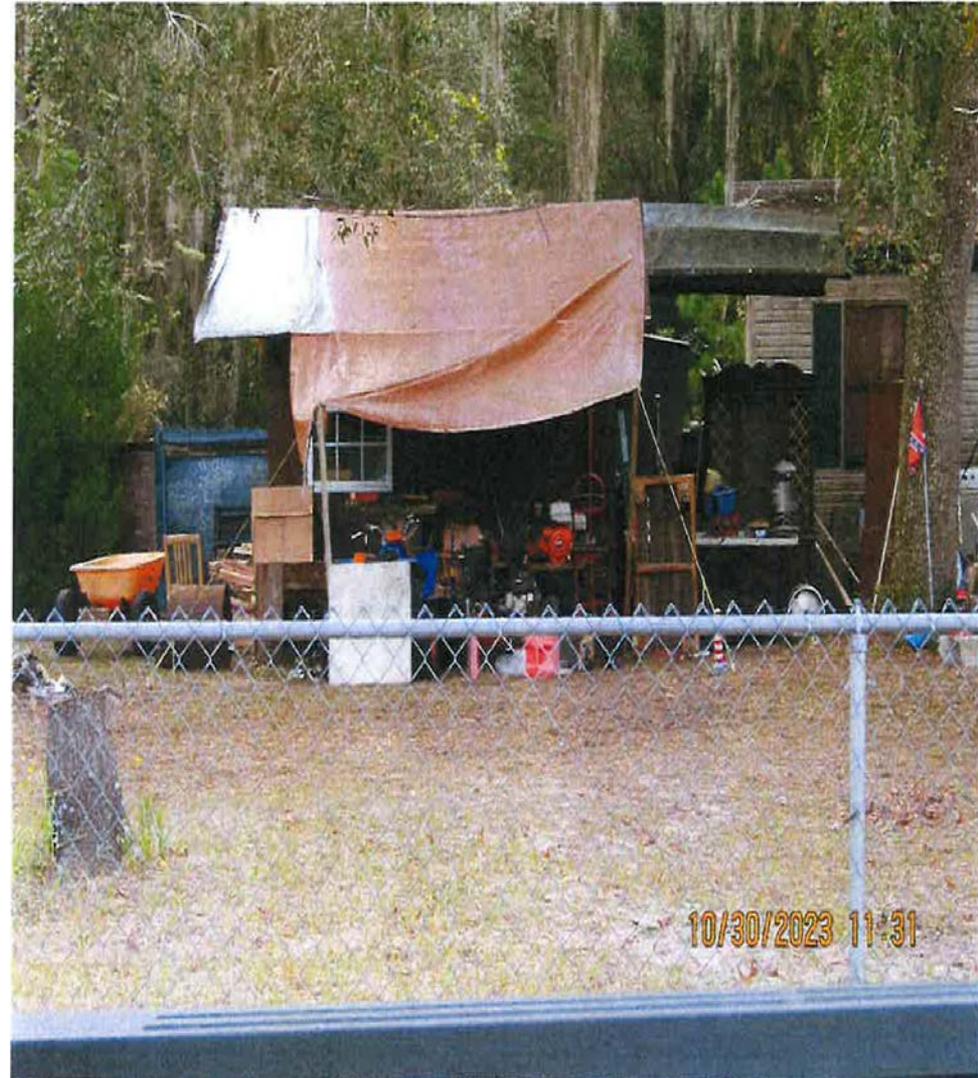
**Nassau County**  
**v.**  
**Christopher C. Bramstedt**

**Case 23-7943**

**86196 Yulee Hills Road**  
**Yulee, Florida 32097**

**86196 Yulee Hills Road  
Yulee, Florida 32097**

➤ **10.30.23 - Initial Inspection**



**86196 Yulee Hills Road  
Yulee, Florida 32097**

➤ **10.30.8.23 - Initial Inspection**



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Yulee, Florida 32097**

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**86196 Yulee Hills Road  
Yulee, Florida 32097**

**11.13.23 – Re-Inspection**



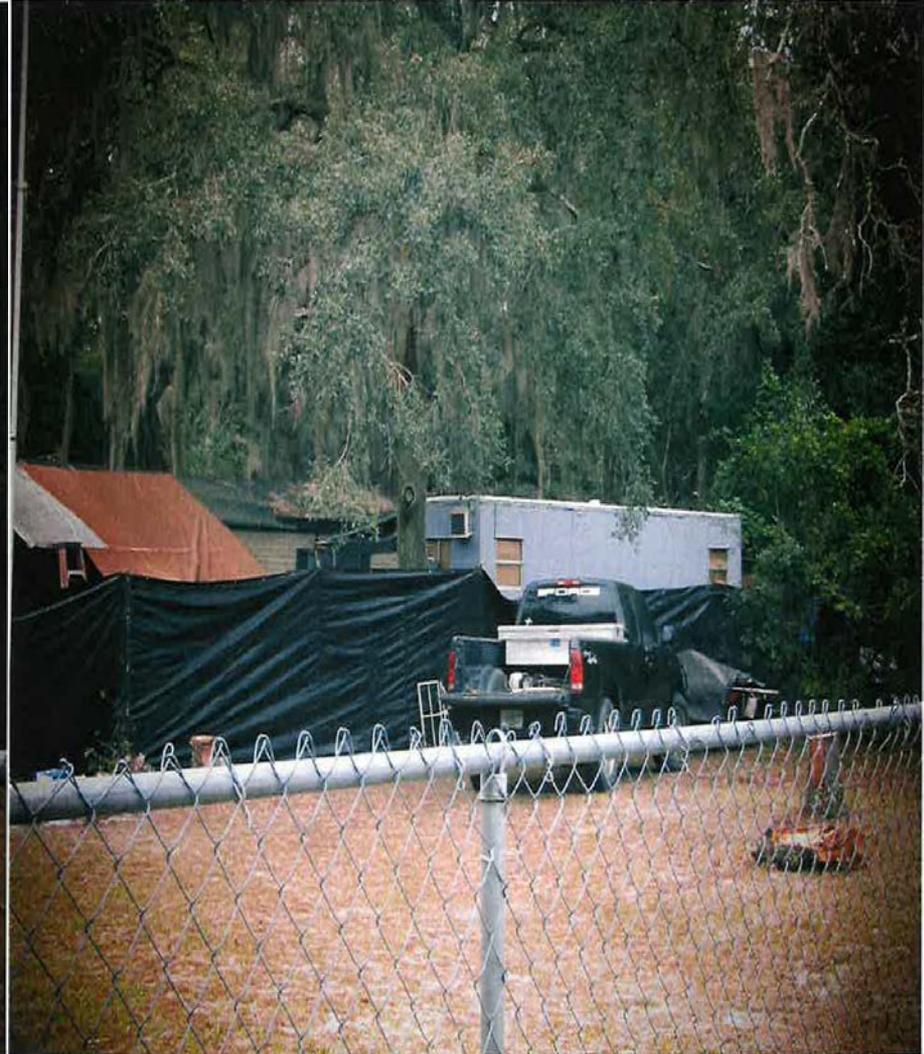
**86196 Yulee Hills Road  
Yulee, Florida 32097**

**11.13.23 – Re-Inspection**



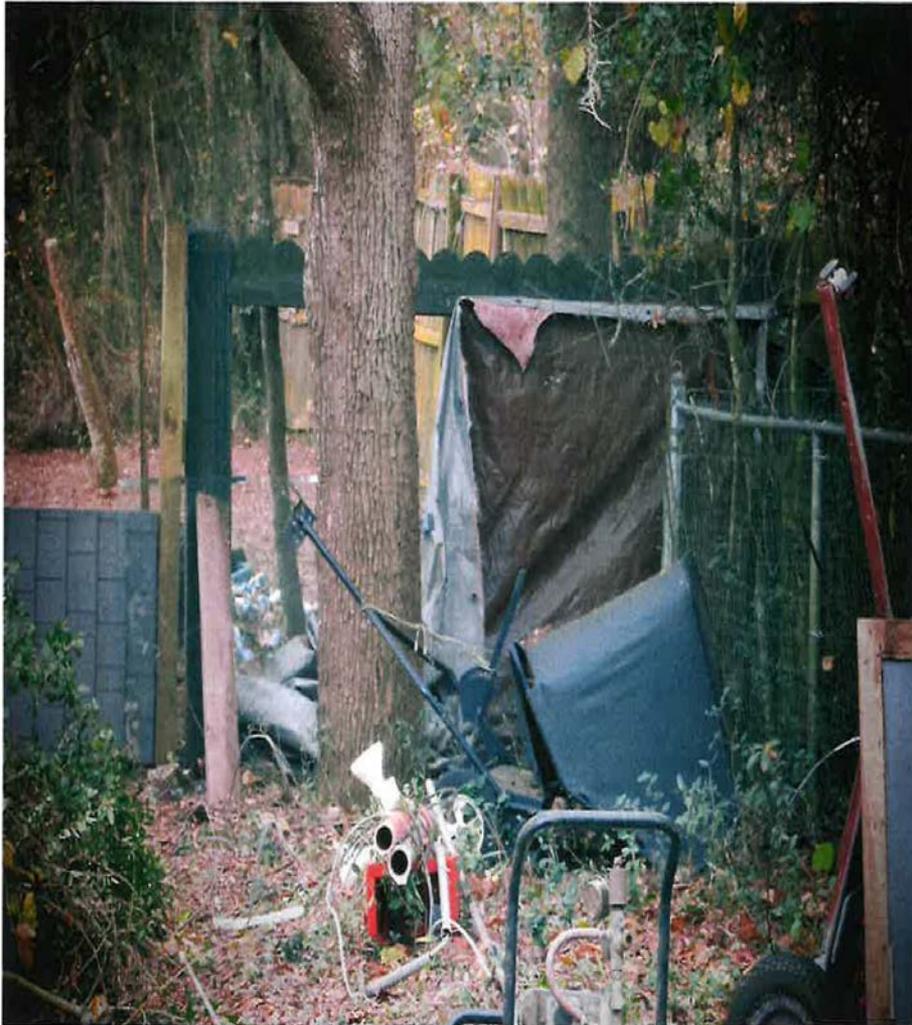
**86196 Yulee Hills Road  
Yulee, Florida 32097**

**11.13.23– Re-Inspection**



**86196 Yulee Hills Road  
Yulee, Florida 32097**

**11.13.23 – Re-Inspection**



**86196 Yulee Hills Road  
Yulee, Florida 32097**

**11.13.23 – Re-Inspection**



**86196 Yulee Hills Road  
Yulee, Florida 32097**

**12.18.23 – Re-Inspection**



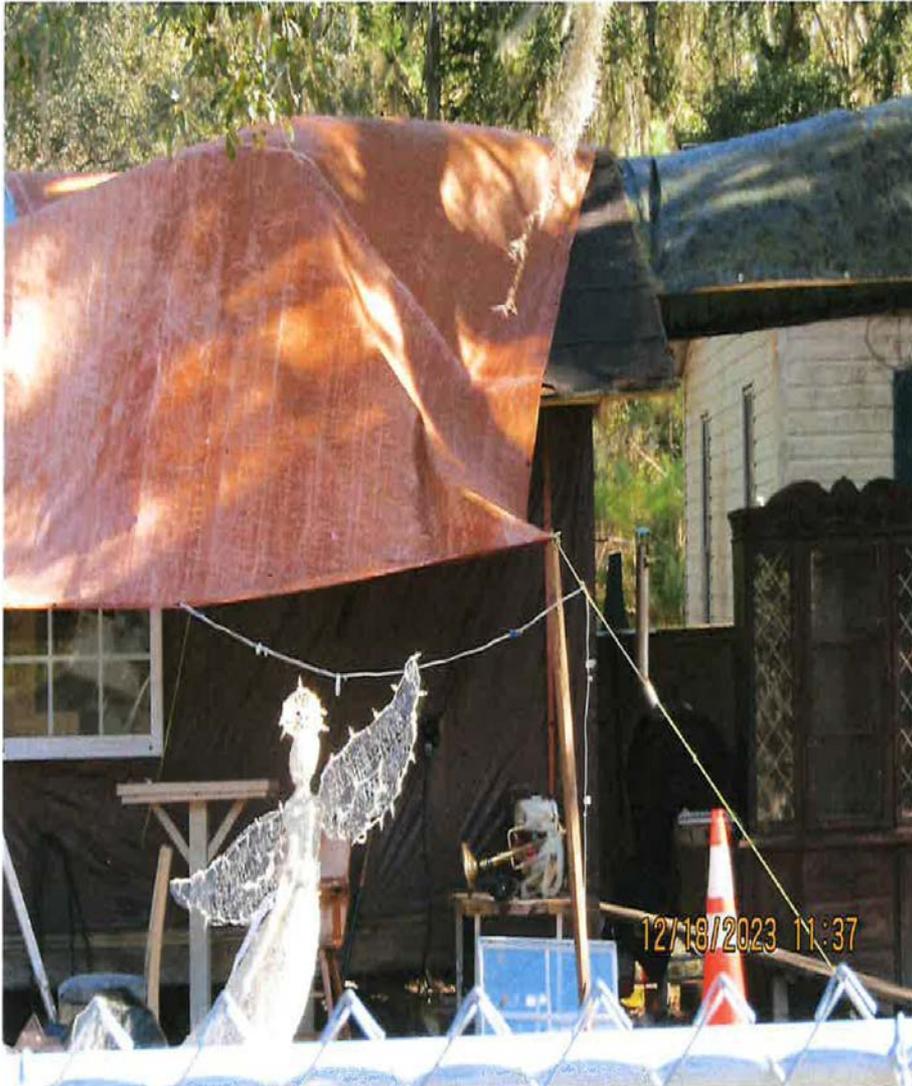
**86196 Yulee Hills Road  
Yulee, Florida 32097**

➤ **12.18.23 – Re-Inspection**



**86196 Yulee Hills Road  
Yulee, Florida 32097**

**12.18.23 – Re-Inspection**



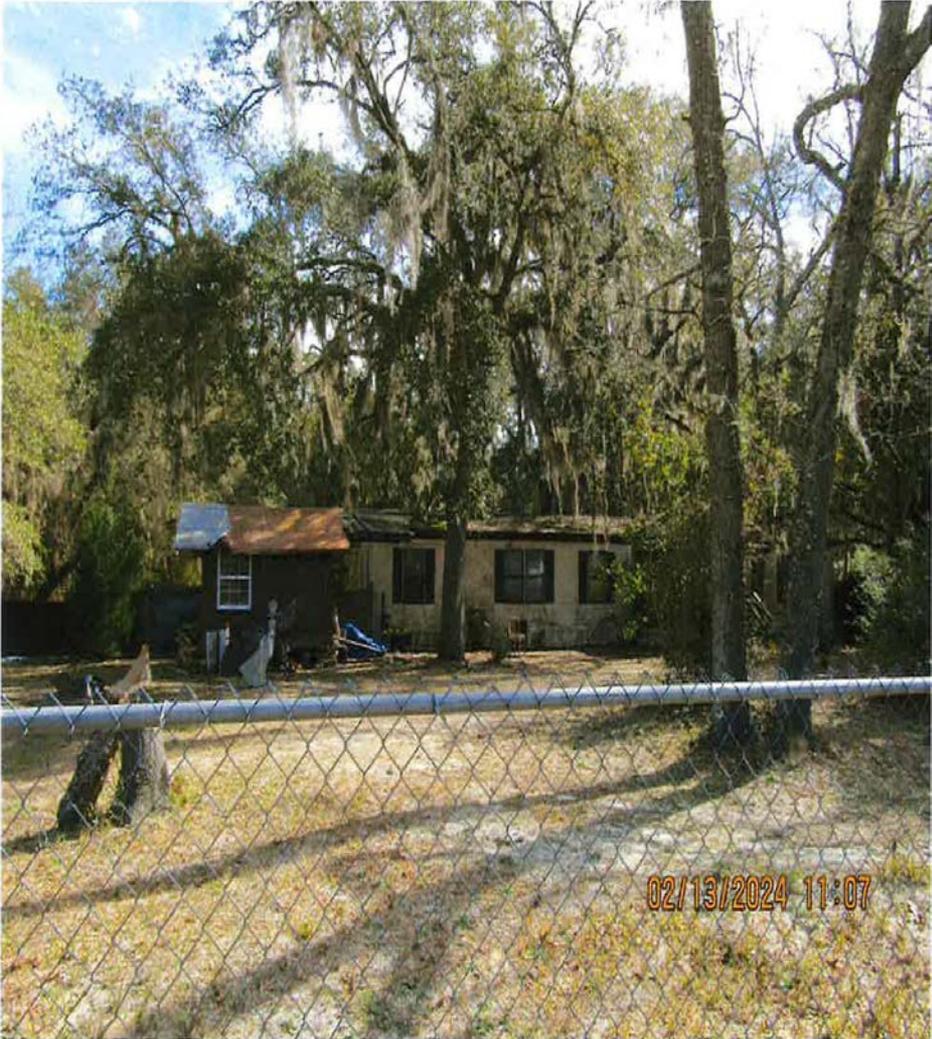
**86196 Yulee Hills Road  
Yulee, Florida 32097**

**12.18.23 – Re-Inspection**



**86196 Yulee Hills Road  
Yulee, Florida 32097**

**2.13.24 – Re-Inspection – In Compliance**



**86196 Yulee Hills Road  
Yulee, Florida 32097**

**2.13.24 – Re-Inspection – In Compliance**



**Yulee Hills Road  
Yulee, Florida 32097**

Administrative Fees:	
8 Hours:	\$203.53
Photos:	\$ 13.00
Postage:	\$ 45.50
Filing Fee:	\$ 28.50
Subtotal:	\$290.53
Reinspection:	\$ 26.71
<b>TOTAL:</b>	<b>\$317.24</b>

**Staff Recommendation:**

I would like to ask the Board to make a motion to assess an administrative fee of **\$317.24** to be paid by a certain date.

