

**CODE ENFORCEMENT BOARD  
NASSAU COUNTY, FLORIDA**

Nassau County, a political subdivision of the State of Florida, ) ( CEB Case No: 23-7943  
Petitioner, ) (  
v. ) (  
Christopher C. Bramstedt, ) (  
Respondent. ) (  
/

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**FINDINGS OF FACT, CONCLUSIONS OF LAW AND  
ORDER IMPOSING PENALTY/LIEN**

**THIS CAUSE** came before the Code Enforcement Board for a public hearing on February 28, 2024, at which time the Board heard testimony given under oath, received evidence, and issued its Finding of Fact, Conclusions of Law and Order as follows:

1. Respondent, **Christopher C. Bramstedt**, was cited for violating County ordinance(s) due to conditions on the property located at:

**ADDRESS: 86196 Yulee Hills Road  
Yulee, FL 32097**

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

**SHORT LEGAL DESCRIPTION: TRACT 139 IN OR 964/1193 & OR 1380/1053 R236014  
& R236015**

2. Respondent was duly noticed of this hearing by:

Certified Mail to: **86196 Yulee Hills Road, Yulee, FL 32097**  
 Posting of the Property

3. Based on competent and substantial evidence and testimony received in the record, **Christopher C. Bramstedt**:

is in violation of  
 was in violation of  
 not/was not in violation of

Chapter 18 1/4, Section 5 (3) - General nuisances affecting public health, and;

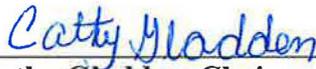
Appendix A Ordinance 97-19 Article 28 Section 28.06

**IT IS HEREBY ORDERED:**

- (1) That Respondent shall correct the violation(s) on or before **July 5, 2024 at 5:00 p.m.**
- (2) If Respondent does not comply on or before **July 5, 2024 at 5:00 p.m.**, a fine in the amount of **\$50.00** per day shall be assessed until such time as compliance is achieved.
- (3) If Respondent does not comply within the time specified, a Fine Assessment Hearing will be held before the Special Magistrate on **July 9, 2024 at 1:30 p.m. at the Governmental Complex located at 96135 Nassau Place, Yulee, Florida.**
- (4) That administrative fees in the amount of **\$317.24** be assessed to cover the administrative costs incurred in prosecuting this case which amount shall be paid on or before **April 5, 2024 at 5:00 p.m.**
- (5) That pursuant to Florida Statute §§ 162.08-09, this order be recorded in the Official Records of Nassau County, Florida and shall constitute a lien against Respondent(s) in an amount equal to any and all fees and fines hereby imposed.

**DONE AND ORDERED** this 28th day of February 2024.

**CODE ENFORCEMENT BOARD OF  
NASSAU COUNTY, FLORIDA**

  
\_\_\_\_\_  
**Cathy Gladden, Chairman**

Respondent is responsible to notify the Code Enforcement Department when compliance is achieved. All payments can be made payable to the County and mailed to the Code Enforcement Department, 96161 Nassau Place, Yulee, FL 32097 (904) 530-6200.

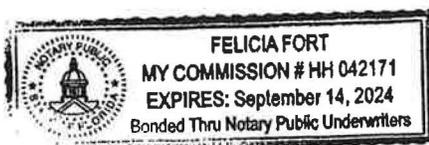
**RIGHT TO APPEAL**

**PLEASE BE ADVISED THAT AN AGGRIEVED PARTY HAS THE RIGHT TO APPEAL THIS ORDER TO CIRCUIT COURT, SAID NOTICE OF APPEAL SHALL BE FILED WITHIN (30) DAYS OF THIS ORDER.**

**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, **Cathy Gladden**, 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 28<sup>th</sup> day of February, 2024.



  
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Notary Public, State of Florida