



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

**NOTICE OF UNSAFE STRUCTURE  
AND  
NOTICE OF PUBLIC HEALTH, SAFETY AND WELFARE VIOLATION  
AND  
SETTING CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**June 24, 2024**

**NLA YULEE, LLC  
105 TALLAPOOSA ST, STE. 307  
MONTGOMERY, AL 36104**

**NRAI SERVICES, INC.  
REGISTERED AGENT  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324**

**NET LEASE ALLIANCE, LLC  
MANAGER  
C/O  
SAM COLSON  
105 TALLAPOOSA ST, STE. 307  
MONTGOMERY, AL 36104**

**CENTURION EQUITY PARTNERS, LLC  
2682 NOEGOL RD.  
LAKE CITY, FL 32055**

**ANTHONY BRYAN CENTURION  
and JADE CENTURION  
86341 BULL COURT  
YULEE, FLORIDA 32097**

**WILKINSON CONSTRUCTION, LLC  
ANTHONY WILKINSON SR.  
1389 US HWY 90 WEST  
SUITE 190  
LAKE CITY, FL 32055**

**RE: CE # 24-8210**

**Property Address: 463809 SR 200  
YULEE, FL 32097  
Parcel ID # 37-2N-27-1950-0007-0000**

**To Property Owner:**

You are hereby notified that an inspection of the above-referenced property conducted on 06/20/2024 resulted in the declaration of the structure as an "Unsafe Structure" as the following violations of the Nassau County Code of Ordinances exist on the property:

**Violation of the 2023 Florida Building Code 8<sup>th</sup> Edition.**

Building is "unsafe" or "dangerous" as determined by the Building Official pursuant to Chapter 2 of the Florida Building Code.



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**The structure is not secured from the public and the construction materials are degraded by constant exposure to the weather. Therefore, pursuant to the 2023 Florida Building Code 8th Ed. and Section 7-93 and Section 18 ¼-5 (3) of the Nassau County Code of Ordinances the structure is deemed UNSAFE.**

**CORRECTIVE ACTION:**

**EXPIRED PERMIT NOTICES ARE INCLUDED WITH THIS NOTICE.**

**Immediately secure the vacant/open structure from trespass by the public. Reactivate expired permits within seventy-two hours (72) of receipt of this Notice.**

**Violation of Section 7-93 (1) and (2) of the Nassau County Code of Ordinances - Unlawful Residential, Commercial and Industrial Building Nuisances:**

It shall be unlawful for any person owning, leasing, renting, occupying or having charge of any real property in the county to maintain the property or to allow the property to be maintained in a manner such that any of the following conditions are found to exist thereon as determined by the building official, except as otherwise stated herein or as may be allowed by any other provision of law. The prohibited conditions are:

*(1) Buildings and structures.*

- a. Any building or structure which is vacant and open to unlawful trespass;
- b. Any partially Constructed, reconstructed, or demolished building or structure upon which work is abandoned. Work is deemed abandoned when there is no valid and current building or demolition permit or when there has not been any substantial completed work on the project for 180 days (per Florida Building Code section 105.4.1.3) from the last date of an approved inspection;
- c. Any building or structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, unsecure foundation, or other causes has become dilapidated or deteriorated;
- d. Any building or structure with exterior walls and/or roof coverings which have become so deteriorated as to not provide adequate weather protection and be likely to or have resulted in termite infestation or dry rot;
- e. Building or structures with broken windows or doors which constitute a hazardous condition or a potential attraction to trespassers. For purpose of this chapter "window" shall include any opening, including glazed doors, which open upon a yard, court or vent shaft open to the elements;
- f. Buildings or structures including, but not limited to, walls, windows, fences, signs, retaining walls, driveways, walkways, poles or other objects which are broken, deteriorated, or damaged to the extent that the disrepair presents a risk to public safety, and any building or structure used or intended to be used for dwelling purposes which, because of inadequate maintenance, dilapidation, decay, damage, fire, faulty construction or arrangement, inadequate light, air or sanitation facilities, otherwise, is determined by the Building Official to be unfit for human habitation;



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- g. Any building or structure that is determined by the Building Official to be “unsafe” or “dangerous” as described in Chapter 2 definitions of the current edition of the Florida Existing Building Code.

*(2) Miscellaneous.*

- a. Any other condition or use of a property that gives rise to a reasonable determination by the Building Official that such condition or use represents a threat to the Health, Safety, Welfare of the public by virtue of its condition or use, or hazardous nature.

**The structure is not secured from the public and the construction materials are degraded by constant exposure to the weather. Therefore, pursuant to the 2023 Florida Building Code 8th Ed. and Section 7-93 and Section 18 ¼-5 (3) of the Nassau County Code of Ordinances the structure is deemed UNSAFE.**

**CORRECTIVE ACTION:**

**EXPIRED PERMIT NOTICES ARE INCLUDED WITH THIS NOTICE.**

**Immediately secure the vacant/open structure from trespass by the public. Reactivate expired permits within seventy-two hours (72) of receipt of this Notice.**

**Violation of Section 18 ¼-5 (3) of the Nassau County Code of Ordinances- General nuisances affecting public health:**

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

- (3) Accumulation 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.

**CORRECTIVE ACTION:**

**Immediately remove all trash, litter or debris from and around building site.**

**The structure is not secured from the public and the construction materials are degraded by constant exposure to the weather. Therefore, pursuant to the 2023 Florida Building Code 8th Ed. and Section 7-93 and Section 18 ¼-5 (3) of the Nassau County Code of Ordinances the structure is deemed UNSAFE.**

**Upon receipt of this Notice you must contact Keith Ellis, Nassau County Building Official at the contact information provided below.**

**PURSUANT TO SECTION 162.06 (b)(4), FLORIDA STATUTES, AND SECTION 1-51 (e) OF THE NASSAU COUNTY CODE ORDINANCES, THE ABOVE VIOLATION(S) ARE BEING BROUGHT AS VIOLATIONS OR CONDITIONS CONSTITUTING A THREAT**





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**TO THE PUBLIC HEALTH, SAFETY AND WELFARE AND IF NOT CORRECTED WITHIN THE TIME FRAME REQUIRED, NASSAU COUNTY WILL SEEK AN ORDER PERMITTING ABATEMENT OF THE VIOLATION/CONDITION ON THE PROPERTY. SUCH ORDER SHALL INCLUDE CHARGES FOR ALL REASONABLE COSTS OF THE REPAIRS. FURTHER, ANY REPAIRS COMPLETED BY NASSAU COUNTY DOES NOT CREATE A CONTINUING OBLIGATION ON THE PART OF NASSAU COUNTY TO MAKE FURTHER REPAIRS OR TO MAINTAIN THE PROPERTY AND DOES NOT CREATE ANY LIABILITY AGAINST NASSAU COUNTY FOR ANY DAMAGES TO THE PROPERTY IF SUCH REPAIRS WERE COMPLETED IN GOOD FAITH.**

You are hereby formally notified that there will be a **PUBLIC HEARING** conducted by the Nassau County Code Enforcement Special Magistrate on the above case on **JULY 9, 2024, at 1:30 pm** at the **Governmental Complex located at 96135 Nassau Place, Yulee, Florida.**

You are hereby ordered to appear before the Code Enforcement Special Magistrate on the above referenced date and time in order to answer these charges. Failure to appear may result in the Code Enforcement Special Magistrate proceeding in your absence. A copy of the Code Enforcement Special Magistrate's Order rendering a decision in this case may be recorded in the Nassau County Official Records and constitute a lien on the property subject to the violation and any real or personal property in the State of Florida.

Upon achieving compliance, it is your responsibility to notify the Code Enforcement Officer at the telephone number listed below in order to request a reinspection of the property. Failure to comply within the timeframe provided above will result in the commencement of appropriate enforcement action and/or the assessment of fines and administrative costs against the property.

Sincerely,

A blue ink signature of Keith Ellis, written in a cursive style.

**KEITH ELLIS,**  
Building Official  
(904) 530-6268

A black ink signature of Raymond Lettsome, written in a cursive style.

**RAYMOND LETTSOME**  
Code Enforcement Manager  
(904) 530-6200 or 1-800-264-2065