

**NASSAU COUNTY, A POLITICAL SUBDIVISION  
OF THE STATE OF FLORIDA,**

**CASE NO: CE 23-7900**

Petitioner,

v.

**JAMES F. SR. AND PATSY E. MANNING,**

Respondent(s).

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**ORDER CONTINUING FINE ASSESSMENT HEARING**

Re: Violation of Section(s) Chapter 18 ¼ Section 18 ¼-5 (3) and (8) General nuisances affecting public health; Chapter 18 ¼ Section 18 ¼-4 Unserviceable vehicle prohibited of the Code of Ordinances of Nassau County Florida.

ADDRESS:	85533 Claxton Road Yulee FL 32097
PIN:	43-2N-27-4647-0006-0330
LEGAL DESCRIPTION:	BLOCK 6 LOT 33 IN OR 1692/1894 WILSON NECK LANDING PB 4/71

This matter came before the Code Enforcement Special Magistrate for hearing in accordance with Section 162.07, Florida Statutes, on May 14, 2024, and based upon the evidence and testimony presented, the following Findings of Fact, Conclusions of Law and Order are hereby entered:

**FINDINGS OF FACT**

1. Respondent, Patsy E. Manning, was present at the hearing.
2. Respondent was given notice of the hearing in accordance with Section 162.12, Florida Statutes.
3. Code Officer Camacho provided testimony and evidence of the violations of the Code of Ordinances of Nassau County which remain on the property. Specifically, the property

owner has taken steps to bring the property into compliance, but the property remains in violation.

### **CONCLUSIONS OF LAW**

Respondent remains in violation of Section(s) Chapter 18 ¼ Section 18 ¼-5 (3) and (8) - General nuisances affecting public health; Chapter 18 ¼ Section 18 ¼-4 Unserviceable vehicle prohibited of the Nassau County Code of Ordinances.

### **ORDER**

It is the Order of the Code Enforcement Special Magistrate that this case be continued. It is the further Order of the Code Enforcement Special Magistrate that Respondent shall comply with Section(s) Chapter 18 ¼ Section 18 ¼-5 (3) and (8) - General nuisances affecting public health; Chapter 18 ¼ Section 18 ¼-4 Unserviceable vehicle prohibited of the Nassau County Code of Ordinances on or before **June 14, 2024**.

If Respondent does not comply within the time frame specified a Fine of **\$1000.00** per day shall be assessed for each day the violation continues to exist.

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**.

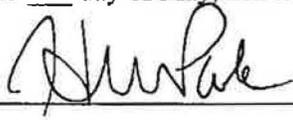
Should Respondent violate the same Section of the Code again, Respondent may be subject to a Fine of up to Five Thousand Dollars (\$5,000.00) per day for such repeat violation. Additionally, the Code Officer is not required to give a reasonable time to correct the repeat violation and the case may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing.

A certified copy of this Order may be recorded in the Public Records of Nassau County, Florida, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any other real or personal property owned by Respondent pursuant to Chapter 162, Florida Statutes.

**UPON COMPLYING WITH ANY CODE ENFORCEMENT MATTER, IT IS ALWAYS THE RESPONSIBILITY OF RESPONDENT TO CONTACT THE CODE ENFORCEMENT DEPARTMENT AT (904) 530-6200 TO REQUEST A REINSPECTION OF THE PROPERTY.**

**DONE AND ORDERED THIS** 15<sup>th</sup> **day of May, 2024.**

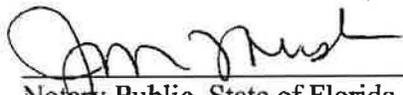
**BY:** \_\_\_\_\_



**HARRISON W. POOLE, ESQ.  
NASSAU COUNTY  
CODE ENFORCEMENT SPECIAL MAGISTRATE**

**STATE OF FLORIDA  
COUNTY OF NASSAU**

Sworn to and subscribed before me by means of physical presence this 15<sup>th</sup> day of May, 2024, by HARRISON W. POOLE, who is personally known to me.

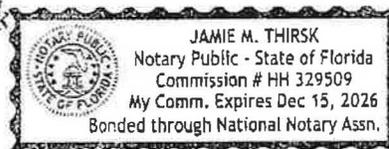


Notary Public, State of Florida

My Commission Expires:

Commission No.

**Jamie M. Thirsk**



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 Adult Signature Restricted Delivery \$



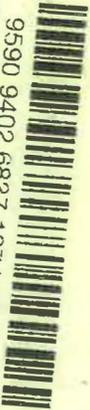
Postage \$  
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 James + Patsy Manning  
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 Yulee, FL 32097

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1. Article Addressed to:  
 James F. Sr & Patsy Manning  
 85533 Claxton Rd  
 Yulee, FL 32097



9590 9402 6837 1074 1242 54

2. Article Number (Transfer from service label)  
 7022 2410 0000 7002 8544

PS Form 3811, July 2020 PSN 7530-02-000-9003

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
 B. Received by (Printed Name)  
 Joe Ne...  
 C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restr. Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return R

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restr. Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt