



NASSAU COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING
1:30 PM, April 09, 2024
James S. Page Governmental Complex, 96135 Nassau Place
Yulee, FL 32097

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INTRODUCTORY REMARKS BY THE SPECIAL MAGISTRATE: Harrison Poole, Esq.

QUASI-JUDICIAL PROCEDURES: County Attorney's Office.

SWEARING IN OF WITNESSES: Clerk's Office.

VIOLATION HEARINGS.

- A. 23-7974, Linda S. Groover Estate, 86088 Hill Valley Avenue, Yulee, FL 32097 - Violation Hearing

GENERAL PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA.

NEXT HEARING DATE.

May 14, 2024

NOTICES

In accordance with American with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring accommodations in order to participate in this proceeding should contact (904) 530-6010 or the Florida Relay Service at (800) 955-8770(v) or (800) 955-8771 (TDD) at least 72 hours in advance to request such accommodations.

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made of this Board or Committee with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."



CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA ITEM

Item Title: VIOLATION HEARING

CASE NUMBER: CE 23-7974
PROPERTY OWNER: LINDA S. GROOVER ESTATE
PROPERTY ADDRESS: 86088 HILL VALLEY AVENUE
YULEE FL 32097

Date: April 9, 2024
Department: Code Enforcement

Background:

NASSAU COUNTY CODE ENFORCEMENT HAS CITED THE PROPERTY FOR VIOLATION(S) OF THE FOLLOWING SECTIONS:

APPENDIX A, ORDINANCE 97-19, ARTICLE 28, SECTION 28.06- PACKING, STORAGE OR USE OF MAJOR RECREATIONAL EQUIPMENT
CHAPTER 18 ¼, SECTION 18 ¼ -5 (3) AND (8) – GENERAL NUISANCES AFFECTING PUBLIC HEALTH
CHAPTER 18 ¼, SECTION 18 ¼-4 – UNSERVICEABLE VEHICLES

Code Violations:

- (1) Appendix A, Ordinance 97-19, Article 28, Section 28.06 –Parking, storage or use of major recreational equipment;
- (2) Chapter 18 ¼, Section 18 ¼ – 5 (3), (8) – General nuisances affecting public health; and
- (3) Chapter 18 ¼, Section 18 ¼ – 4 –Unserviceable vehicles

Request:

IT IS REQUESTED THAT THE CODE ENFORCEMENT SPECIAL MAGISTRATE:

- (1) FIND THE PROPERTY IN VIOLATION OF CODE SECTIONS:

APPENDIX A, ORDINANCE 97-19, ARTICLE 28, SECTION 28.06- PARKING, STORAGE OR USE OF MAJOR RECREATIONAL EQUIPMENT

CHAPTER 18 ¼, SECTION 18 ¼ -5 (3) AND (8) – GENERAL NUISANCES AFFECTING PUBLIC HEALTH

CHAPTER 18 ¼, SECTION 18 ¼-4 – UNSERVICEABLE VEHICLES

AND
- (2) SET A DATE FOR COMPLIANCE, A FINE AMOUNT AND THE CASE FOR A FINE ASSESSMENT HEARING.

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

FINES MAY BE ASSESSED TO ENCOURAGE COMPLIANCE WITH COUNTY CODE AND DO NOT HAVE A NEGATIVE IMPACT ON THE COUNTY BUDGET. ADMINISTRATIVE COSTS ASSESSED REFLECT CODE ENFORCEMENT PROSECUTION COSTS INCURRED BY THE COUNTY.

Action Requested and Recommendation

IT IS REQUESTED THAT THE CODE ENFORCEMENT SPECIAL MAGISTRATE:

- (1) FIND THE PROPERTY IN VIOLATION OF CODE SECTIONS:

APPENDIX A, ORDINANCE 97-19, ARTICLE 28, SECTION 28.06- PARKING, STORAGE OR USE OF MAJOR RECREATIONAL EQUIPMENT
CHAPTER 18 ¼, SECTION 18 ¼ -5 (3) AND (8) – GENERAL NUISANCES AFFECTING PUBLIC HEALTH
CHAPTER 18 ¼, SECTION 18 ¼-4 – UNSERVICEABLE VEHICLES

AND

- (2) SET A DATE FOR COMPLIANCE, A FINE AMOUNT AND THE CASE FOR A FINE ASSESSMENT HEARING.

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

N/A

Funding Source

N/A

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?

IF A FINE IS ASSESSED AND/OR ADMINISTRATIVE COSTS REMAIN UNPAID, A LIEN WILL BE RECORDED AGAINST THE PROPERTY. THE CODE ENFORCEMENT DEPARTMENT WILL PROVIDE FURTHER DIRECTION.

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



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

Code Enforcement Board

NOTICE OF VIOLATION

December 28, 2023

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

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

Dear Property Owner:

An inspection of your property, conducted on the December 27, 2023, 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 nuisance 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.

8) Accumulation of tires, appliances, mechanical equipment, or parts.

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.**

YULEE
(904) 530-6200

TOLL FREE
1-800-264-2065

FAX
(904) 491-2027



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.

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 a mobile home. Either one is only allowed on one parcel. You cannot reside in a shed or have more than one residence on a single parcel.

Appendix A Ordinance 97-19 Article 10 Section 10.03 Conditional uses

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

The violations need to be corrected by January 29, 2024

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.



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

Code Enforcement Board

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,


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

D. D'Andrea
Code Enforcement Officer
Certified: 7022 0410 0001 3993 6823

de Enforcement Department
ssau County
61 Nassau Place
ee, Florida 32097



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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: Linda S Groover Est 86088 Hill Valley Ave Yulee, FL 32097 47974	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
 9590 9402 8305 3094 5670 97 7022 0410 0001 3993 6823 <small>(Postnet barcode)</small>	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

1974



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



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

Code Enforcement Board

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. ****



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

Code Enforcement Board

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



86088 Hill Valley Ave, Yulee

Complaint # 7974

Posted NOV on property



86088 Hill Valley Ave, Yulee

Complaint # 7974

Posted NOV on property



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

PROPERTY INFORMATION

Parcel Number 51-3N-27-4881-0027-0000

Owner Name

GROOVER LINDA S EST

Mailing Address

86088 HILL VALLEY AVENUE

YULEE, FL 32097

Location Address

86088 HILL VALLEY AVE

YULEE 32097

Tax District

004 - UNINCORPORATED COUNTY

Millage

15.0452

Homestead

No

Property Usage

MOBILE HOME 000200

Deed Acres

0

Short Legal

TRACT 27 R567615 & R567616 IN OR 511 PG 1290 YULEE HILLS PB

4/31

2023 Certified Values

Land Value

\$80,000

(+) Improved Value

\$55,324

(=) Market Value

\$135,324

(-) Agricultural Classification

\$0

(-) SOH or Non-Hx* Capped Savings

\$54,168

(=) Assessed Value

\$81,156

(-) Homestead

\$0

(-) Additional Exemptions

\$0

(=) School Taxable Value

\$135,324

(-) Non-School HX & Other Exempt Value

\$0

(=) County Taxable Value

\$81,156

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

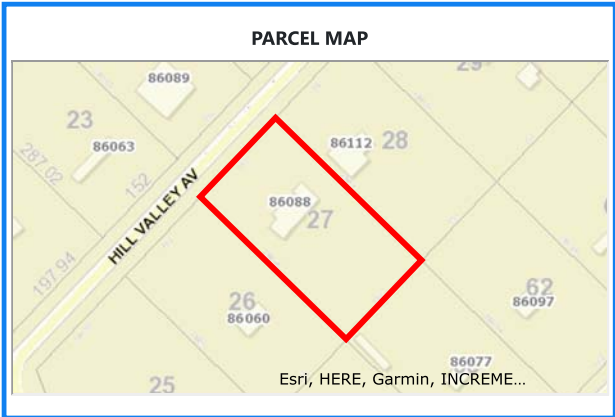
Property Search

Map This Parcel

GIS Report

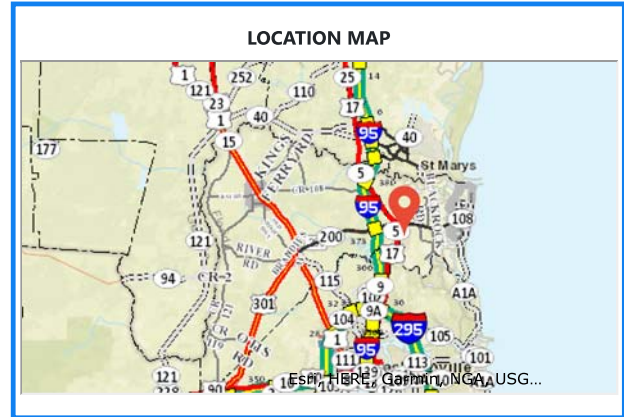
Property Record Card

Print Friendly Page



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com



BUILDING INFORMATION										
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
M/H 93-	2336	2032	3	2	AVERAGE		AIR DUCTED	FORCED AIR	1987	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
FP-PRE FAB	0 X 0	1	1987
FP-PRE FAB	8 X 20	160	1999

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1987-03-04	511 / 1290	\$12,500	WD	Q	V	PENDER JERRY F	GROOVER CHARLES & L
1984-11-01	439 / 403	\$8,800	WD	Q	V		
1984-03-01	415 / 255	\$4,000	WD	Q	V		

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.

Sec. 18½-5. 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)

Sec. 18½-4. Unserviceable vehicle prohibited.

It shall be unlawful for the owner, lessee, and/or occupant of any real property in the unincorporated areas of Nassau 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.

For OR zoned properties of four (4) acres or more, unserviceable vehicles may be stored subject to the following:

- (1) No vehicle shall be within three hundred (300) feet of any boundary of such owner's land.
- (2) If the vehicle is visible from the adjoining property or road, as determined by a code enforcement officer, it shall be contained within a pole barn (properly permitted, if applicable) or in a completely enclosed permitted building.
- (3) Unserviceable vehicles shall not be left on public property, including rights-of-way for any period of time.

(Ord. No. 89-10, § 2(2.02), 3-21-89; Ord. No. 2003-17, § 3, 3-24-03)



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

AFFIDAVIT OF POSTING

March 15, 2024

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

RE: CE # 23-7974
86088 hill Valley Yulee FL 32097
ID # 51-3N-27-0000-0044-0000
Chapter 18 ¼ Section 18 ¼-5 (3)(8) General nuisances affecting public health
Chapter 18 ¼ Section 18 ¼-4 Unserviceable vehicle prohibited
LDC 97- 19 Article 28 Section 28.06 Parking, storage, or use of major recreational equipment

I, Jerry Hutto , HEREBY CERTIFY that I personally posted a copy of the [Notice of Violation/Notice of Hearing] at the following address: 86088 Hill Valley Ave. on the above date.

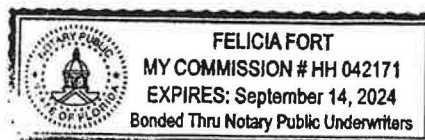

Signature

Jerry Hutto
Name of Affiant

STATE OF FLORIDA
NASSAU COUNTY

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March, 2024, by Jerry Hutto.

(NOTARY SEAL)



Felicia Fort
Notary Name

Felicia Fort
Notary Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



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

AMENDED NOTICE OF HEARING

March 15, 2024

**Linda S Groover Estate
86088 Hill Valley Avenue
Yulee FL 32097**

**RE: CE # 23-7974
86088 Hill Valley Avenue, Yulee FL 32097
ID # 51-3N-27-0000-0044-0000**

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 **April 9, 2024, at 1:30 pm** at the **Governmental Complex located at 96135 Nassau Place, Yulee, Florida.**

The hearing will address the above referenced code enforcement case number and violation of the following Sections of the Nassau County Code of Ordinances:

Section: Chapter 18 ¼ Section 18 ¼-5 (3)(8) General nuisances affecting public health
Chapter 18 ¼ Section 18 ¼-4 Unserviceable vehicle prohibited
LDC 97- 19 Article 28 Section 28.06 Parking, storage, or use of major recreational equipment

Corrective Action: Clean trash, litter and debris from yard, remove unserviceable vehicles, No living other than permanent structure (dwelling) on property.

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.

Please govern yourself accordingly.

Code Enforcement Officer

Jerry Hutto



86088 Hill Valley Ave

Complaint # 23-7974

18 ¼ TLD , Unserviceable vehicles, living in back yard

March 15, 2024

JCH (2)



86088 Hill Valley Ave

Complaint # 23-7974

18 ¼ TLD , Unserviceable vehicles, living in back yard

March 15, 2024

JCH (6)



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

AFFIDAVIT OF POSTING

March 18, 2024

Linda S Groover Estate
86088 Hill Valley Avenue
Yulee FL 32097

RE: CE # 23-7974
86088 Hill Valley Avenue, Yulee FL 32097
ID # 51-3N-27-0000-0044-0000
Chapter 18 ¼ Section 18 ¼-5 (3)(8) General nuisances affecting public health
Chapter 18 ¼ Section 18 ¼-4 Unserviceable vehicle prohibited
LDC 97- 19 Article 28 Section 28.06 Parking, storage, or use of major recreational equipment

I, Melissa Lucey, HEREBY CERTIFY that I personally posted a copy of the Amended Notice of Hearing at the following address: Robert M. Foster Justice Center, 76347 Veterans Way, Yulee, FL 32097, on the above date.

Melissa Lucey
Signature

Melissa Lucey
Name of Affiant

STATE OF FLORIDA
NASSAU COUNTY

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18th day of March, 2024, by Melissa Lucey.

(NOTARY SEAL)



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

Heather Nazworth
Notary Name

[Signature]
Notary Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

Nassau County
v.
Linda S. Groover Estate

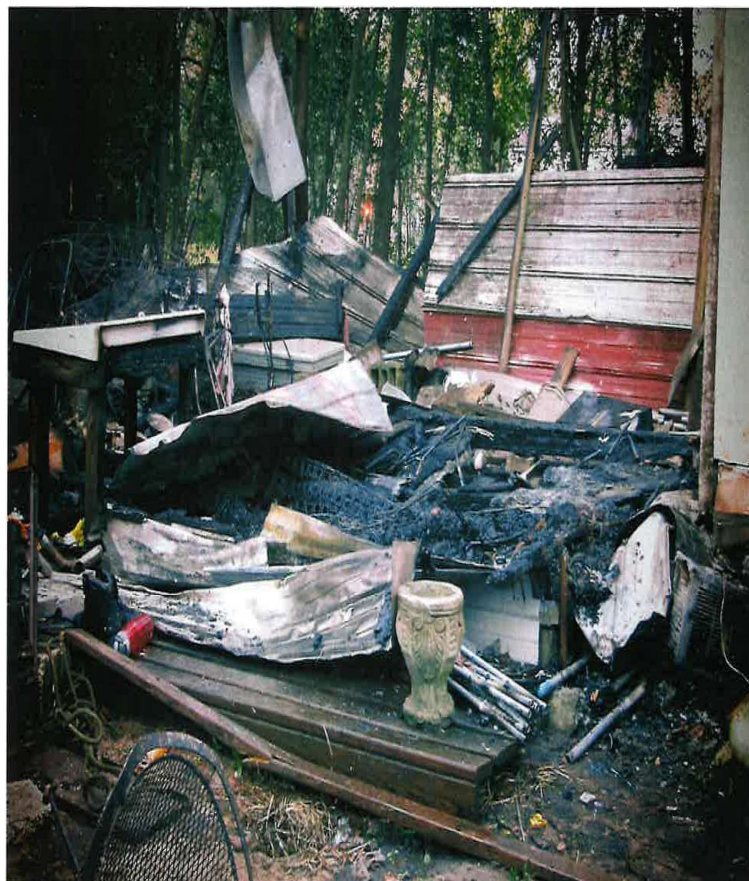
Case 23-7974

86088 Hill Valley Avenue
Yulee, Florida 32097

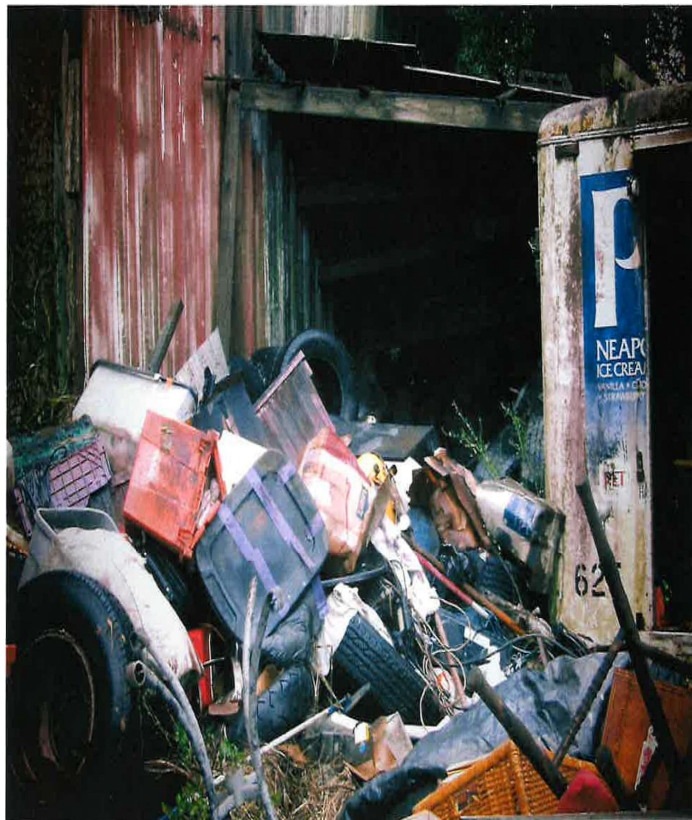
86088 Hill Valley Avenue
Yulee, Florida 32097
12.13.23 - Initial Inspection



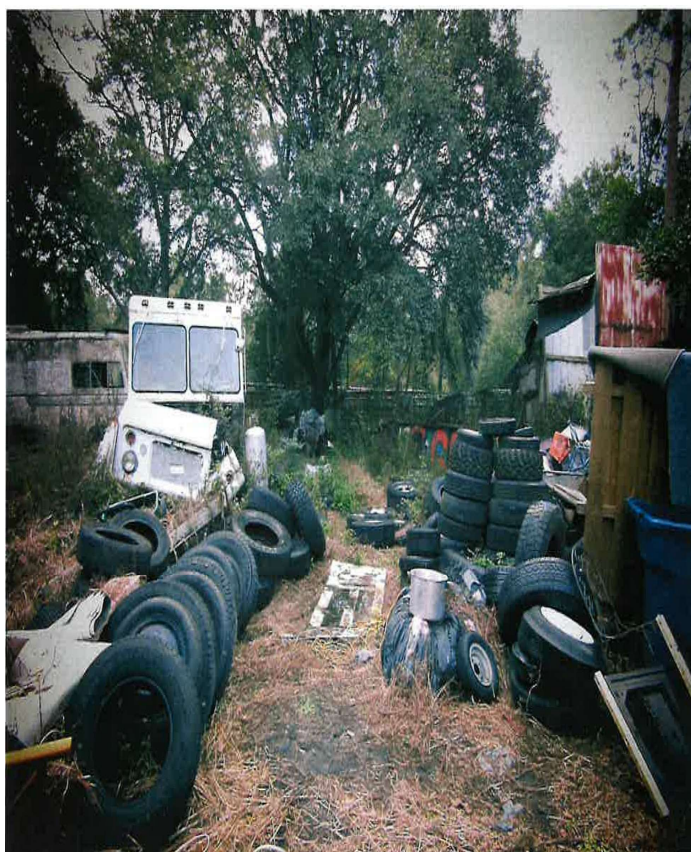
86088 Hill Valley Avenue
Yulee, Florida 32097
12.13.23 - Initial Inspection



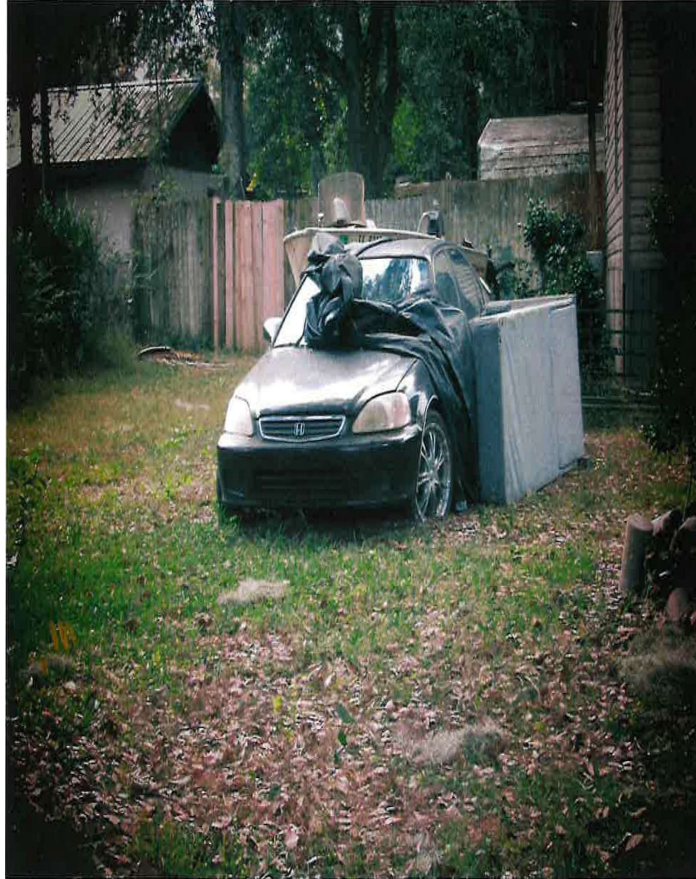
86088 Hill Valley Avenue
Yulee, Florida 32097
12.13.23 - Initial Inspection



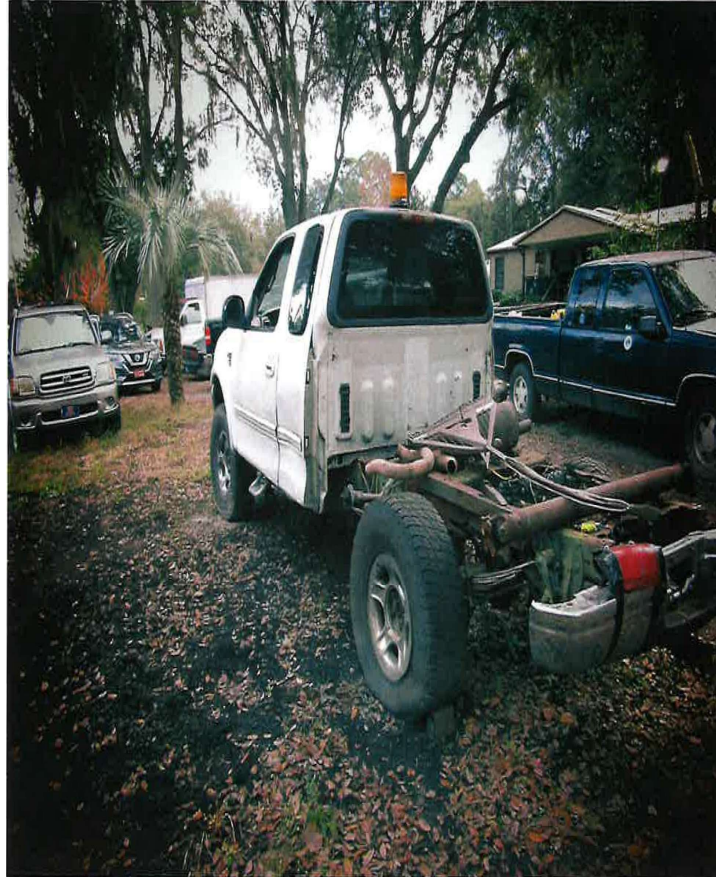
86088 Hill Valley Avenue
Yulee, Florida 32097
12.13.23 - Initial Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
12.13.23 - Initial Inspection



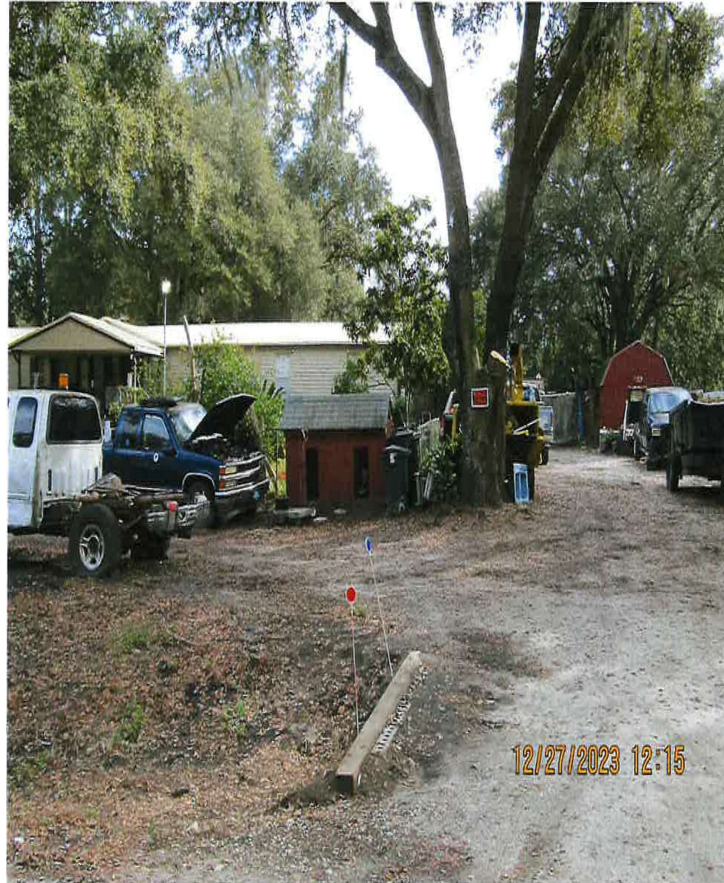
86088 Hill Valley Avenue
Yulee, Florida 32097
12.13.23 - Initial Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
12.13.23 - Initial Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
12.27.23 - Initial Inspection



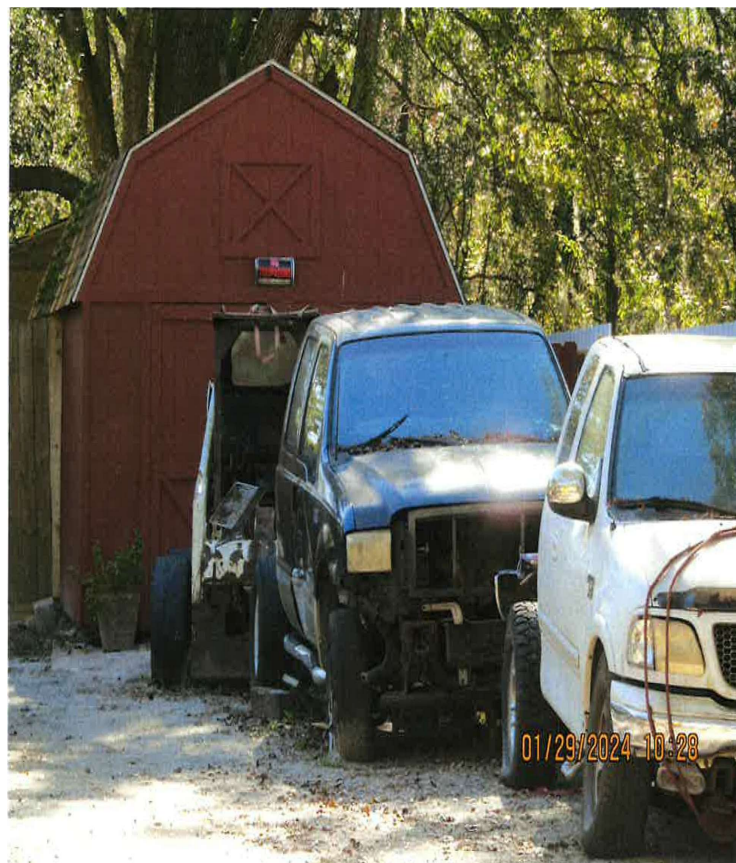
86088 Hill Valley Avenue
Yulee, Florida 32097
01.29.24 – Re-Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
01.29.24 – Re-Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
01.29.24 – Re-Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
02.22.24 – Re-Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
02.22.24 – Re-Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
03.15.24 – Re-Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
03.15.24 – Re-Inspection



86088 Hill Valley Avenue
Yulee, Florida 32097
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