



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000110

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: TAMS Empire LLC

Address: 448 NW Jefferson Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 5/6/25

Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of <i>deterioration</i> or fatigue, are not properly <i>anchored</i> or are incapable of supporting all nominal loads and resisting all load effects.



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Violation Code	Corrective Action
304.1.1 Unsafe conditions.	The unsafe structure must be demolished and all debris removed from property. All required permits for correcting violation must be applied for and acquired by the correction date 8/30/25.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: 8/31/25



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Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: TAMS Empire LLC Relationship owner: Owner

On date: 5/6/25 time being: 1:30 P.M

Personal Service


Posted on property and at City Hall

Certified Mail, Return Receipt requested X First class mailing

Refused to sign , drop service

Don White

Print Name of Code Inspector


Signature of Code Inspector