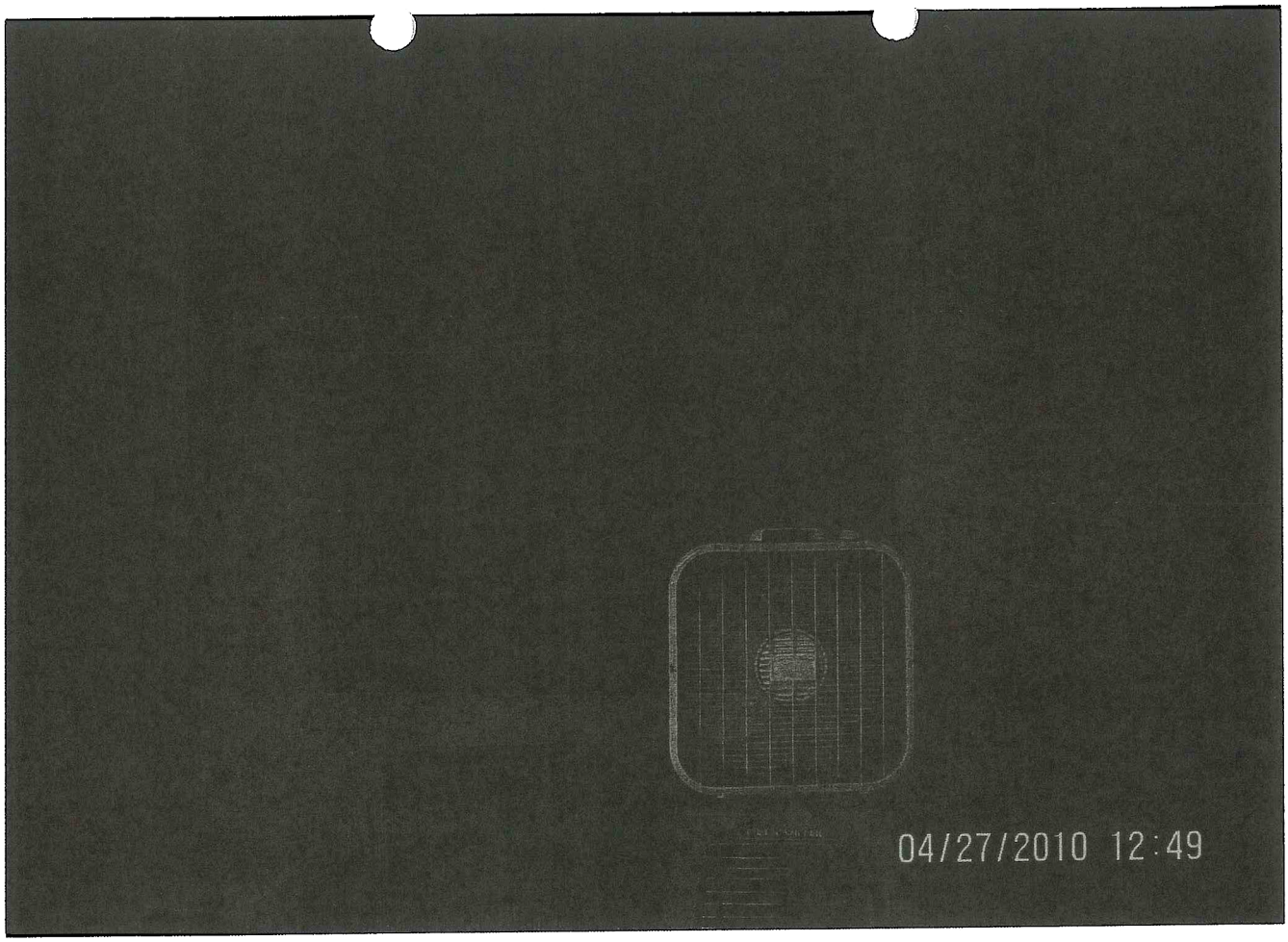

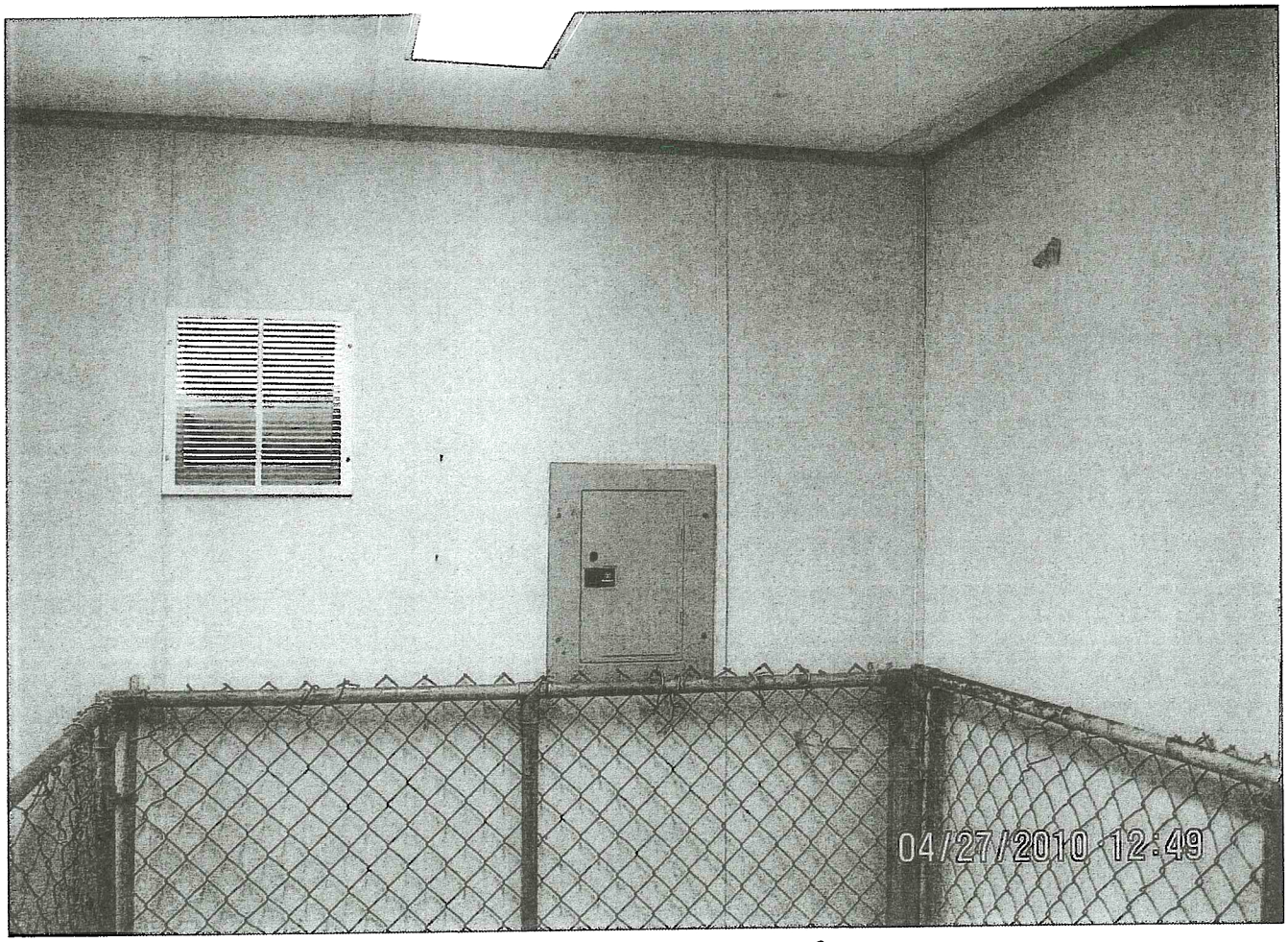

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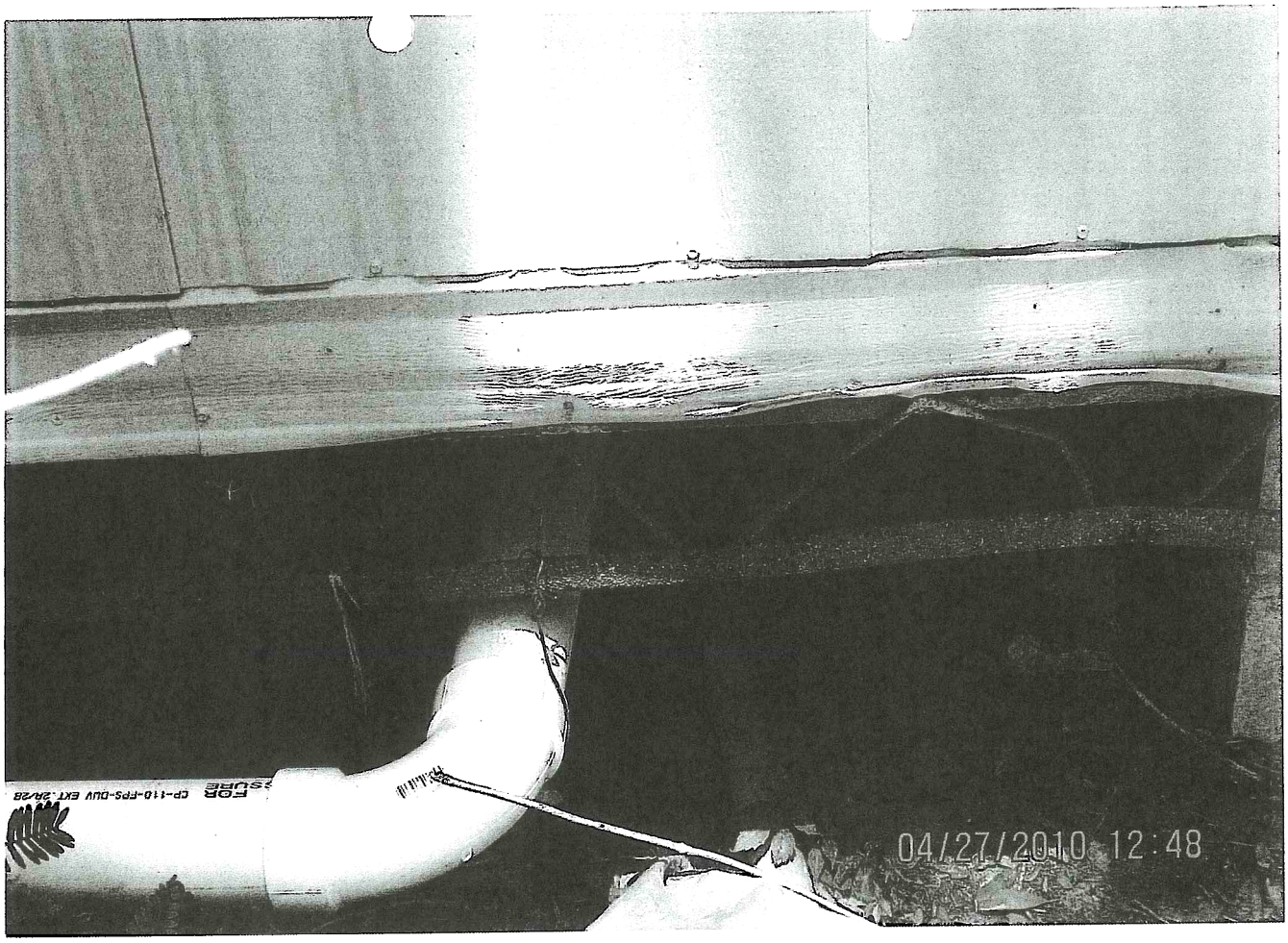
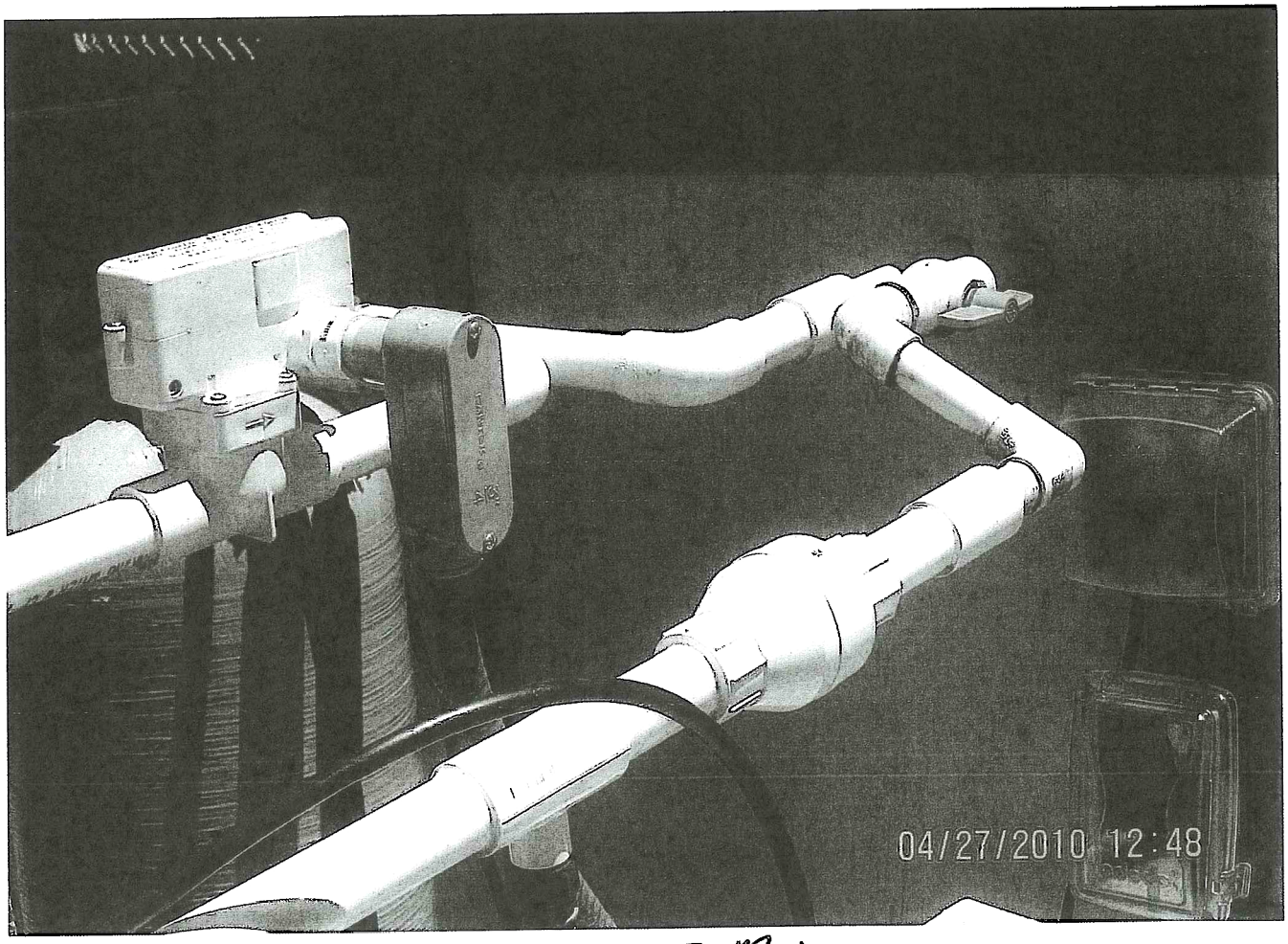
2109 S Mohican





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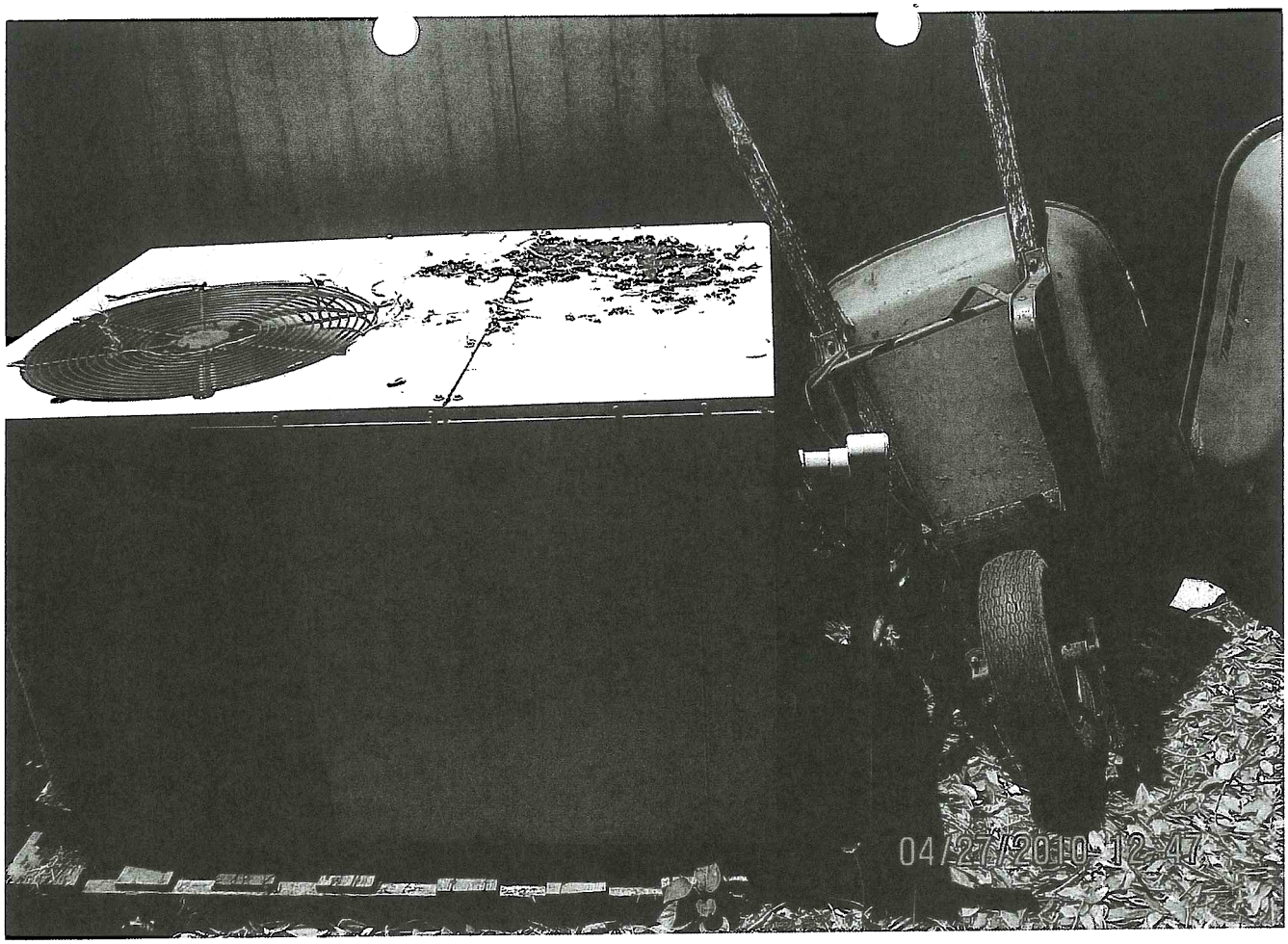
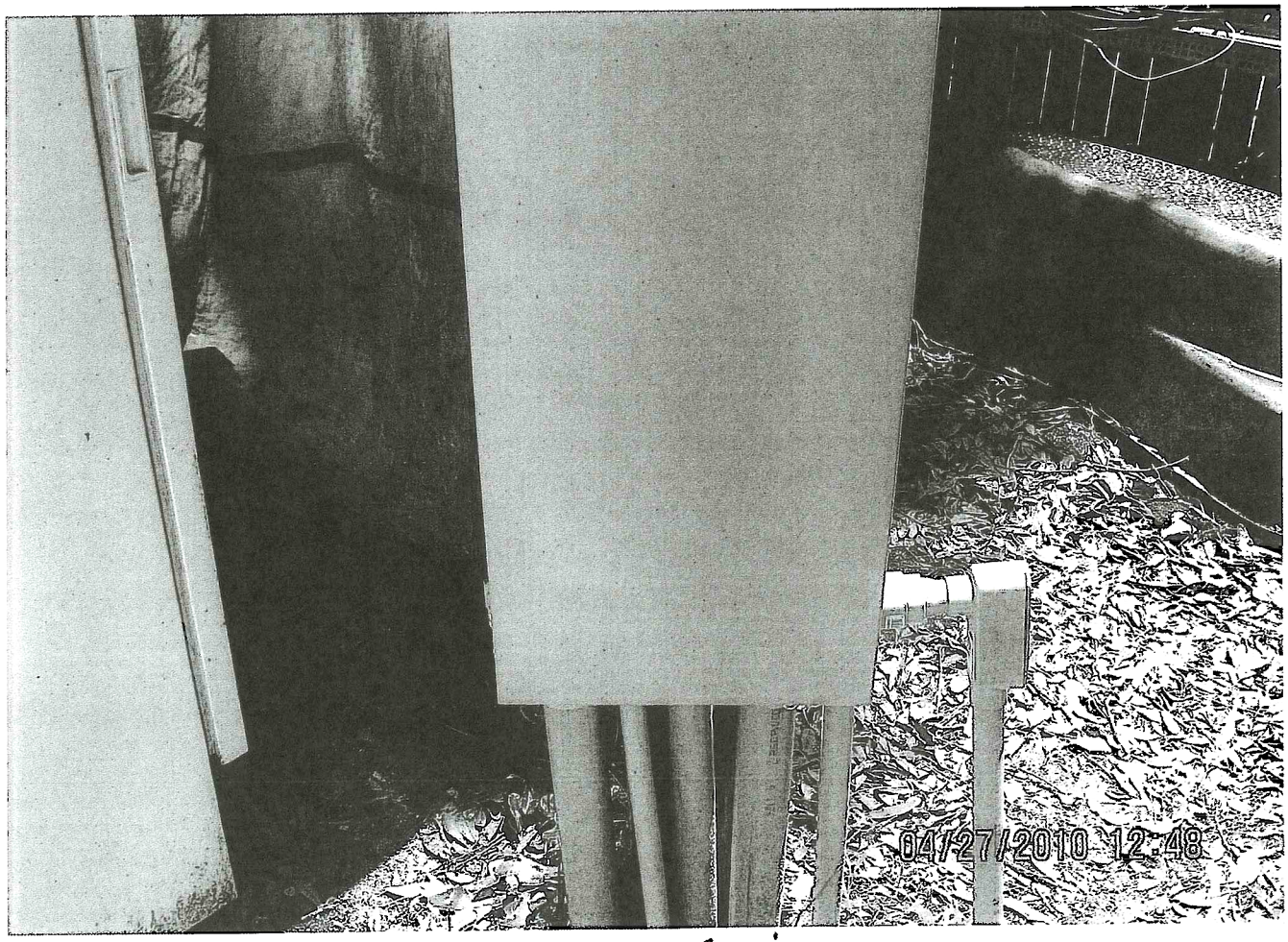
2109 S Mohican





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2109 S Mohican

Log Log Type Comments	Description	Log Started	Log Ended	Entered By

Inspected						Resolution					
By		Date		Time		Code		Date		Time	

Scheduled Resources

Employee ID	Scheduled Start	Scheduled End	Work Description
No resources scheduled.			

Equipment ID	Scheduled Start	Scheduled End	Work Description
No resources scheduled.			

Vehicle ID	Scheduled Start	Scheduled End	Work Description
No resources scheduled.			

Service # 88627
Problem UNSFE (CODE) UNSAFE STRUCTURE

Address 2109 S MOHICAN TRL
INVERNESS FL 34450-

Call Date 01/18/2010 08:24
Taken By 7636 BAIRD, HOPE
Source CE
☐ **Customer Contact Requested**

Priority 1 PRIORITY 1 (URGENT)
Responsibility CE CODE COMPLIANCE
Project
Budget #

Duration of Call 00:00
# of Calls 1

Service Request Progress

Schedule (resolved)
Inspect Inspected from 01/19/2010 10:21 AM to 01/19/2010 11:30 AM by 6194 LARRY KNIGHT.
Resolve Resolved at 04/27/2010 03:21 PM with code ABATE ABATED. No work orders are required.

Location
Area
District
Parcel
Template Type
Asset

Sub-Area
Map #
A/P #

Primary Caller

Name CE 6194
First,MI
Address

Title

City
State/Province
Country
E-Mail
Day Phone
Call Date 01/25/2010 08:24

☐ **Foreign**

ZIP/PC
Reference #
Evening Phone
Taken By 7636

Comments
POSSIBLE UNSAFE STRUCTURE

Call List

There are no additional callers for this service number

Log Log Type Comments	Description	Log Started	Log Ended	Entered By
CENOTE	CODE COMPLIANCE STAFF NOTES	04/27/2010 15:20		6194
4/27/10 Site check and pictures. The owners have corrected all the electrical problems that were found in the original inspection.				
CENOTE	CODE COMPLIANCE STAFF NOTES	02/09/2010 08:43		6194
Unsafe Structure Abatement Notice Order to Repair all Electrical and 3 small sheds by 3/14/10 Posted property.				
CENOTE	CODE COMPLIANCE STAFF NOTES	01/26/2010 15:27		6194
1/19/10 Site check and pictures. Inspected site with Sheriffs Health and Animal Control Depts. All the buildings have exposed electrical wiring. The power feed for the double and single wide is exposed. Extension cords are on the ground and being used for appliances. There are several old sheds in poor condition and have no tie downs. 1/26/10 Sent for Set Reports.				

CM 4/28/10

Board of County Commissioners
Code Compliance Division
3600 W Sovereign Path, Suite 292, Lecanto, Florida 34461

(352) 527-5350 Fax: (352) 527-5523

February 9, 2010

Attention Tony Boline
FAX # 249-2735

Officer Boline: After the inspection on 1/19/10, I issued the following violations to Margaret Meier at 1945 S Mohican Trail Inverness Fl. 34450
Case Number 88630 Violation for accumulation of junk and debris. Compliance date March 2 2010
Case Number 88632 Violation for failure to obtain permits for 2 double wide mobiles, 1 single wide mobile and 1 storage shed. Compliance date March 2 2010
Case Number 88627 Unsafe Structure Notice The order was for all electrical and old sheds to be repaired Compliance date March 14 2010

If I can be of anymore assistance please contact me

Larry Knight Code Compliance Officer

BOARD OF COUNTY COMMISSIONERS

Code Compliance Division

3600 W Sovereign Path, Lecanto, Florida 34461

(352) 527-5350 Phone • (352) 527-5523 Fax

UNSAFE STRUCTURE/CONDITION ABATEMENT NOTICE

Margaret Meier
1945 S Mohican Trl.
Inverness Fl. 34450

Case No: 88627 LK
Code Officer: Larry Knight
Date Issued: 2/9/10
7008 1300 0000 7742 8221

On 2/5/10, the property located at 2109 S Mohican Trl. Inverness, in Citrus County, Florida, and legally described as Altkey: 2329530 was found to have slum or blighted conditions. THE CONDTION/STRUCTURE CONSTITUTES A PUBLIC NUISANCE AND HAS BECOME SO UNSAFE AS TO IMMINENTLY DANGER LIFE OR LIMB

Pursuant to Citrus County Code of Ordinances Chapter 20, and by order of the Certified Building Official, this property has been deemed to be UNFIT FOR HUMAN HABITATION. It is the responsibility of the property owner(s) to contact the Code Compliance Division and to take action to properly and legally comply with this order.

You are hereby ORDERED to IMMEDIATELY take the following action(s).

Vacate the premises by. The structure(s) has been found unfit for human habitation. It shall be a second degree misdemeanor, punishable by up to sixty (60) days in jail and/or a $500 fine to enter a building subject to an Order to Vacate while such order is pending.

Secure the premises by. The structure(s) must be boarded and sealed until such time as the structure is repaired or demolished

Demolish the premises by. It has been determined the structure(s) is damaged, deteriorated such an extent that the cost of restoration or repair exceeds 75 percent of its assessed value.

XX Repair the premises by 3/14/10 The following repair, restoration, replacement or removal must occur by 3/14/10 Repair all electrical in all buildings and old sheds.

The condition(s) described in this notice MUST be remedied by the date specified. It is the responsibility of the property owner(s) to contact the Code Compliance Division and to take action to properly and legally comply.

You have the right to a Code Compliance hearing for the purpose of showing cause why this property/condition does not constitute a public nuisance. You must request a hearing not later than 30 days from this date.

If you do not immediately remedy the violation or request a hearing, fail to attend a scheduled hearing or do not show good cause, the county shall take all necessary action to remedy the violation(s). Demolition and/or clearance may include all tangible personal property such as vehicles, appliances, etc., and other structure(s) that may pose a threat to the general public. Any cost associated with the abatement of the condition(s) shall be paid within thirty (30) days of the receipt of notice of such cost. Failure to pay such amount shall result in the filing and recording of a lien, which lien shall be placed upon all real and personal property owned by you

For information about this notice, the requirements of this notice, or information on how to request an appeal before the Code Compliance Special Master, call the Code Compliance Officer noted above at (352) 527-5311.

Larry D Knight

Board of County Commissioners

Code Compliance Division

3600 W Sovereign Path, Lecanto, Florida 34461
(352) 527-5350 Fax: (352) 527-5523

NOTICE OF VIOLATION / NOTICE OF ADMINISTRATIVE HEARING

January 27 2010

Margaret Meier
1945 S Mohican Trl
Inverness Fl. 34450

Case Number: 88632 LK
Code Officer Larry Knight
CM: 7006 2150 0000 5215 9566

ON January 19 2010, THE PROPERTY LOCATED AT 2109 S Mohican Trl. InvernessFl. Parcel Identification # 21E19S16 33410 Alternate Key 2329530
Legally described as: COM AT SW COR, TH N 1 DEG 38M 54S E AL W LN 1298 56 FT TO NW COR OF NW1/4 OF SW1/4 OF SW1/4, TH S 89 DEG 11M 6S E AL N LN OF NW1/4 OF SW1/4 OF SW1/4 313 FT TO POB, TH AL N LN OF NW1/4 OF SW1/4 OF NW1/4 359.84 FT TO NE COR OF NW1/4 OF SW1/4 OF SW1/4, TH S 17 DEG 54M 44S W 156.95 FT, TH N 89 DEG 10M 49S W 315 FT, TH N 1 DEG 38M 54S E TO N LN OF NW1/4 OF SW1/4 OF SW1/4 150 FT TO POB DESC IN OR BK 1068 PG 2183 & OR BK 1680 PG 1045

THE FOLLOWING VIOLATIONS WERE WITNESSED:
Violation of LDC 2020 Failure to obtain Development Order for 2 double wide,1 single wide mobiles and shed behind residence.

THE FOLLOWING CORRECTIVE ACTION MUST BE TAKEN BY March 2 2010
Obtain ATF Building Permits for all buildings

Should this violation continue beyond **March 2 2010**, the matter will be called for a **PUBLIC HEARING** before the Code Compliance Special Master on March **17 2010** at 9:00 AM in Room # 166, Lecanto Government Center, 3600 W Sovereign Path, Lecanto, FL 34461 Your failure to contact this Code Compliance Officer will be interpreted as non-compliance and this matter will be heard before the Special Master and may result in an administrative fine, cost of repairs and enforcement costs being assessed against you If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Compliance Special Master even if the violation has been corrected prior to the Hearing

You have the right to be represented by an attorney, at your own expense, at the hearing before the Code Compliance Special Master. You also have the right to present witnesses and evidence on your behalf at the hearing Should you seek a continuance of the hearing date, you must make a written request to the Code Compliance Division at least ten (10) calendar days prior to the date of the hearing A request for a continuance will not be considered if it is not made in writing or within the time frame, and the fact a request is made timely and in writing does not guarantee that a request will be granted

The Code Compliance Special Master has the power to order abatement of the violation; payment of fines up to $1000 per day for first offenses, up to $5000 per day for repeat violations, and up to $15000 for irreparable or irreversible violations, payment of costs of repair incurred by the County; and payment of enforcement costs. If a repeat violation is corrected, the Code Compliance Special Master may conduct a hearing to determine enforcement costs. Unpaid Fines and costs become liens against all real and personal property owned by the violator/property owner The Code Compliance Special Master may authorize foreclosure on any property subject to a code enforcement lien which remains unpaid for three (3) months or longer

Any final order made by the Code Compliance Special Master may be appealed to the circuit court within thirty (30) days of the date that such order is recorded in the public records of Citrus County pursuant to Section 19-56 of the Citrus County Code of Ordinances. The failure to appeal the order within that time frame shall constitute your wavier of your right to appeal such an order.

If you transfer ownership of the aforementioned property prior to hearing, you must disclose the existence of the violation(s) to the transferee and provide notice of the transfer to the Code Compliance Division Failure to do so creates a presumption of fraud in the transaction.

For further information regarding this Notice, please contact Code Compliance at 352-527-5311.

Tony D Knight

COMPLIANCE OFFICIAL

BOARD OF COUNTY COMMISSIONERS

Department of Development Services,

Code Compliance Division

3600 W Sovereign Path, Lecanto, Florida 34461

352-527-5350 – 352-527-5523 fax

NOTICE OF VIOLATION / NOTICE OF ADMINISTRATIVE HEARING

January 27 2010

Margaret Meier
1945 S Mohican Trl.
Inverness Fl. 34450

CASE NUMBER: 88630 LK
Code Compliance Officer: Larry Knight
Cert. # 7006 2150 0000 5215 9566

ON January 19 2010 THE PROPERTY LOCATED AT 2109 S Mohican Trl. Inverness, Florida: Parcel Identification # 21E19S16 33410 Alternate Key #2329530, Legally Described as: COM AT SW COR, TH N 1 DEG 38M 54S E AL W LN 1298.56 FT TO NW COR OF NW1/4 OF SW1/4 OF SW1/4, TH S 89 DEG 11M 6S E AL N LN OF NW1/4 OF SW1/4 OF SW1/4 313 FT TO POB, TH AL N LN OF NW1/4 OF SW1/4 OF NW1/4 359.84 FT TO NE COR OF NW1/4 OF SW1/4 OF SW1/4, TH S 17 DEG 54M 44S W 156.95 FT, TH N 89 DEG 10M 49S W 315 FT, TH N 1 DEG 38M 54S E TO N LN OF NW1/4 OF SW1/4 OF SW1/4 150 FT TO POB DESC IN OR BK 1068 PG 2183 & OR BK 1680 PG 1045

THE FOLLOWING VIOLATION WAS WITNESSED:

- It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a) To Wit: Pallets, appliances, bags of household items and garbage.

THE FOLLOWING CORRECTIVE ACTION MUST BE TAKEN BY: March 2, 2010:

- Above items must be stored in enclosed litter containers in preparation for removal by a solid waste disposal company, or within a completely enclosed building. Comply with above storage requirements or remove to an approved landfill

Should this violation continue beyond **March 2, 2010**, the matter will be called for a **PUBLIC HEARING** before the Code Compliance Special Master on **March 17, 2010** at 9:00 AM in Room # 166, Lecanto Government Center, 3600 W Sovereign Path, Lecanto, FL 34461 Your failure to contact this Code Compliance Officer will be interpreted as non-compliance and this matter will be heard before the Special Master and may result in an administrative fine, cost of repairs and enforcement costs being assessed against you.

If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Compliance Special Master if the violation has been corrected prior to the hearing. You have the right to be represented at your own expense, at the hearing before the Code Compliance Special Master You also have the right to present witnesses and evidence on your behalf at the hearing. If you intend to present documents as evidence, you will need to make two (2) copies of any and all documents (including photographs) that you intend to present so that the documentation can be included in the record.

Should you seek a continuance of the hearing date, you must make a written request to the Code Compliance Division at least ten (10) calendar days prior to the date of the hearing. A request for a continuance will not be considered if it is not made in writing within
the time frame, and the fact a request is made timely and in writing does not guarantee that a request will be granted.

The Code Compliance Special Master has the power to order abatement of the violation; payment of fines up to $1000 per day for first offenses, up to $5000 per day for repeat violations, and up to $15000 for irreparable or irreversible violations; payment of costs of repair incurred by the County; and payment of enforcement costs. If a repeat violation is corrected, the Code Compliance Special Master may conduct a hearing to determine enforcement costs. Unpaid Fines and costs become liens against all real and personal property owned by the violator/property owner The Code Compliance Special Master may authorize foreclosure on any property subject to a code compliance lien which remains unpaid for three (3) months or longer

Any final order made by the Code Compliance Special Master may be appealed to the circuit court within thirty (30) days of the date that such order is recorded in the public records of Citrus County pursuant to Section 19-56 of the Citrus County Code of Ordinances. The failure to appeal the order within that time frame shall constitute your waiver of your right to appeal such an order

If you transfer ownership of the aforementioned property prior to hearing, you must disclose the existence of the violation(s) to the transferee and provide notice of the transfer to the Code Compliance Division. Failure to do so creates a presumption of fraud in the transaction.

For further information regarding this Notice, please call me @ 352-527-5311.

Tammy D Knight
COMPLIANCE OFFICIAL

88627 2109 Mohican Trl

CITRUS COUNTY PROPERTY APPRAISER

GEOFFREY GREENE

Citrus County Property Appraiser Current Taxroll In Work As Of: 15-JAN-10

Owner & Property Information

Altkey	2329530
Owner Name	MEIER MARGARET
Mailing Address	1945 S MOHICAN TRL INVERNESS FL 34450
Site Address	02109 S MOHICAN TRL INVERNESS

Print Property Card (Pdf)
GIS Map Viewer
2009 TRIM (Original as mailed)
Tax Estimator
Download Section Map (pdf)

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
21E19S16 33410	4810	(02) MOBILE HOMES	(000X) 000X	16	19	21

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2009	02	$29,601	$29,601	$0	$29,601	$505.37	$15,000	$21,028	$36,028	$35,300
2008	02	$31,536	$31,536	$0	$31,536	$533.59	$15,000	$21,798	$36,798	$40,400
2007	02	$34,600	$34,600	$0	$34,600	$568.44	$15,000	$22,923	$37,923	$52,400
2006	02	$35,400	$35,400	$0	$35,400	$603.42	$15,000	$22,700	$37,700	$46,200
2005	02	$32,600	$32,600	$0	$32,600	$611.15	$10,000	$22,229	$32,229	$41,000
2004	02	$23,700	$23,700	$0	$23,700	$470.28	$10,000	$19,898	$29,898	$27,700

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1680	1045	01	2004	CONTRACT/AGREEMENT DEED	NONE	I	$39,000
1068	2183	02	1995	WARRANTY DEED	NONE	I	$19,000
0816	2092	05	1989	Undefined	NONE	I	$19,500
0599	1459	07	1982	CORRECTIVE/QC/TD/COT	NONE	V	$1,000
0595	1792	07	1980	CONTRACT/AGREEMENT DEED	NONE	V	$6,500

Parcel Genealogy

Altkey	Type	Related Altkey	Effective Date
2329530	Split From	1944384	17-DEC-82

Full Legal Description

COM AT SW COR, TH N 1 DEG 38M 54S E AL W LN 1298.56 FT TO NW COR OF NW1/4 OF SW1/4 OF SW1/4, TH S 89 DEG 11M 6S E AL N LN OF NW1/4 OF SW1/4 OF SW1/4 313 FT TO POB, TH AL N LN OF NW1/4 OF SW1/4 OF NW1/4 359.84 FT TO NE COR OF NW1/4 OF SW1/4 OF SW1/4, TH S 17 DEG 54M 44S W 156.95 FT, TH N 89 DEG 10M 49S W 315 FT, TH N 1 DEG 38M 54S E TO N LN OF NW1/4 OF SW1/4 OF SW1/4 150 FT TO POB DESC IN OR BK 1068 PG 2183 & OR BK 1680 PG 1045

Planning and Building Permits

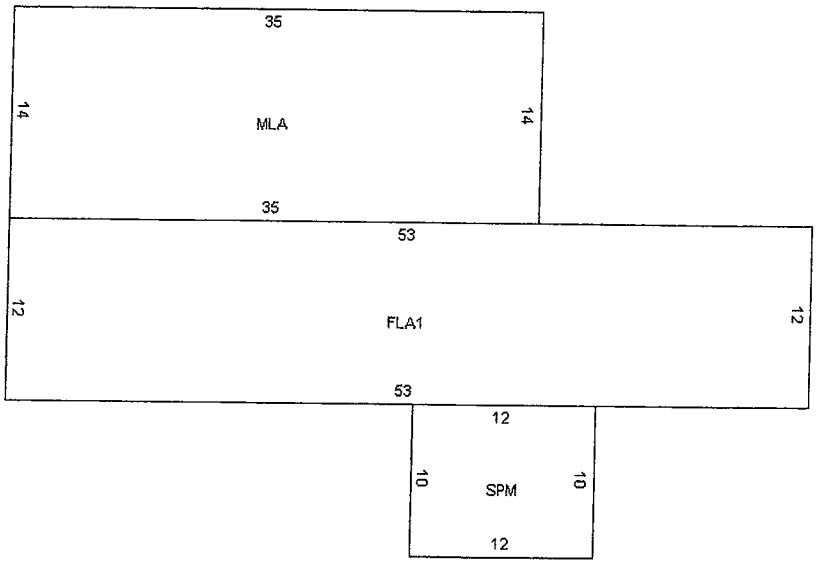
Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	259767	$4,000	01-SEP-80	259767	01-SEP-80	MH

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description		Units
001	MOBILE HOME NON-WATERFRONT	CLM	150/0/0	312/0	AC	ACRE	1

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	MOBILE HOME	2	1	1	0	1969	636



Mobile Home Section Details

Building #	Section #	Year Built	Area		Type
01	01	1969	636	FLA	FLR LIV AREA
01	02	1990	120	SPM	SCR PORCH FIN
01	03	1990	490	MLA	MOBILEHOME LIVING AREA

Miscellaneous Improvements

Bldg #	Imprv. #	Type / Description	Length	Width	Unit Type /Description		Unit Type	Year Added
01	001	CARPORT FINISH	19	14	266	SF	SQUARE FEET	1986
01	002	UTILY BLDG FIN	14	6	84	SF	SQUARE FEET	1986
01	003	SCRN PRCH FIN	12	10	120	SF	SQUARE FEET	1990
01	004	UTILY BLDG FIN	10	8	80	SF	SQUARE FEET	1990
01	005	WOOD PRIVACY FENCE	300	6	1800	SF	SQUARE FEET	2003

Board of County Commissioners
Development Services
Code Compliance Division
3600 W Sovereign Path, Suite 292
Lecanto, Florida 34461

7008 1300 0000 7742 8221

UTF

Margaret Meier
1945 S Mohican Trl.
Inverness Fl 34450

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
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Board of County Commissioners
Development Services
Code Compliance Division
3600 W. Sovereign Path, Suite 292
Lecanto, Florida 34461

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1945 S Mohican Trl.
Inverness Fl 34450

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