



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
MARCH 5, 2026
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF A QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - 3.1 The minutes from the February 5, 2026, hearing are presented for approval.
- 4. OLD BUSINESS**
 - 4.1 The Board Procedures are presented for approval.
- 5. NEW BUSINESS**
 - 5.1 **SHERRI O. SIMMONS, DARREN D. AUCK & BRYAN L. AUCK, 508 STANLEY DR., CASE 2025-0610.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Sections 42-117 Exterior Structure (Maintenance) and 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*
 - 5.2 **BRYON ROBERTS, PARCEL 00-00-31-1800-0133-0060, CASE 2025-0620.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*
 - 5.3 **JASON LUKE, 310 N. 15TH ST., CASE 2025-0628.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Sections 42-117 Exterior Structure (Maintenance) and 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*
- 6. BOARD BUSINESS**
- 7. ADJOURNMENT**

“Quasi-Judicial” signifies that the proceeding must adhere to Quasi-Judicial hearing protocols as outlined by the City Commission’s procedures and Florida Statutes.

All members of the public are encouraged to attend and express their views. Individuals who do not speak English fluently may request language or sign interpreters at least ten (10) working days before the meeting. Persons with disabilities needing accommodation to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 for the hearing or speech impaired.

For inquiries regarding this matter, please reach out to the Code Enforcement Department at (904) 310-3440. Should any individual wish to challenge a decision made by the Code Enforcement & Appeals Board concerning any matter discussed during the meeting, they must ensure that a precise record of the proceedings is generated. This record should encompass the testimonies and evidence crucial for the appeal process.



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
FEBRUARY 5, 2026
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER: 5:07 PM

ROLL CALL / DETERMINATION OF A QUORUM:

BOARD MEMBERS PRESENT

Bernard Thompson
Frank Postma
Andy Fotiades (Vice Chair)
Ralph Stines (Chair)

BOARD MEMBERS ABSENT

None

CITY STAFF PRESENT

Cheryl Carfagno (Board Secretary)
Crystal Rimes (Code Enforcement Officer)
Michelle Forstrom (Code Enforcement Director)
Teresa Prince (City Attorney)
Walter Sturges (Police Officer)

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes from the December 4, 2025, hearing are presented for approval.

A MOTION WAS MADE BY MEMBER POSTMA AND SECONDED BY MEMBER THOMPSON TO APPROVE THE DECEMBER 4, 2025, CODE ENFORCEMENT AND APPEALS BOARD MINUTES WITH NO CHANGES. MOTION PASSED WITH UNANIMOUS APPROVAL (SUMMARY: YES: 4).

Chair Stines asked if there were any changes to the agenda.

Crystal Rimes, Code Enforcement Officer, announced that agenda items 5.1 and 5.2 had been granted extensions and would not be presented at this hearing.

4. OLD BUSINESS

4.1 ***SCRIVENER'S ERROR CORRECTION — DONNA J. MITCHELL LIVING TRUST, 608 N. 14TH ST., CASE 2025-0571 - Synopsis: Correct the address for the November 6, 2025, Findings of Fact. Recommending Board approval of administrative corrections as shown in the agenda packet.***

CHAIR STINES CALLED FOR A VOTE ON THE MOTION APPROVING A SCRIVENER'S ERROR CORRECTION OF THE ADDRESS FROM 608 S. 14TH ST. TO 608 N. 14TH ST. ON THE NOVEMBER 6, 2025, FINDINGS OF FACT. ALL BOARD MEMBERS PRESENT VOTED IN FAVOR. MOTION PASSED UNANIMOUSLY (SUMMARY: YES: 4).

5. NEW BUSINESS

- 5.1 **NORSAN CONSULTING & MGMT C/O NORSAN BROADCASTING, 707 DADE ST., CASE 2025-0531.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*

Officer Rimes announced that the case had been granted an extension and would not proceed on the agenda.

- 5.2 **MARTHA F M SANDALL, 226 S. 7TH ST., CASE 2025-0633.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*

Officer Rimes announced that the case had been granted an extension and would not proceed on the agenda.

6. BOARD BUSINESS

- 6.1 **Election of Chair and Vice Chair**

Chair Stines inquired about the election procedures.

City Attorney Teresa Prince responded that any Board Member could nominate another Board Member, and that the current Chair and Vice Chair could be elected to serve again.

Chair Stines and Vice Chair Fotiades each stated that they would be willing to serve again in their current positions.

A MOTION WAS MADE BY MEMBER THOMPSON AND SECONDED BY MEMBER POSTMA TO NOMINATE AND ELECT RALPH STINES AS CHAIR AND ANDY FOTIADES AS VICE CHAIR. CHAIR STINES CALLED FOR A VOTE. ALL BOARD MEMBERS PRESENT VOTED IN FAVOR. MOTION PASSED UNANIMOUSLY (SUMMARY: YES: 4).

- 6.2 **Board Procedures Update**

City Attorney Prince provided the Board with a handout of the updated procedures, went over the proposed procedures, and stated that any changes could be made before the next hearing.

Chair Stines asked how Code Enforcement documented case-related phone conversations. Member Postma suggested that a form could be used to document conversations.

Michelle Forstrom, Code Enforcement Director, explained Code Enforcement's process for documenting phone calls and in-person conversations.

Member Postma and City Attorney Prince discussed photo documentation and ways to verify that photos have not been altered.

City Attorney Prince stated that the procedures would be revised with a process for verifying photos and that updated procedures would be presented to the Board for approval under Old Business at the next hearing.

Chair Stines confirmed that there was no other Board Business to discuss and the next hearing date was scheduled for March 5, 2026.

The hearing was adjourned at 5:30 PM.

The Code Enforcement and Appeals Board Members unanimously agreed to reopen the hearing for discussion regarding the appointment of a Special Magistrate.

Reconvened at 5:33 PM.

Time was provided for Board Members to ask questions and discuss the appointment of a Special Magistrate.

Director Forstrom and City Attorney Prince addressed the Board's questions and explained the process, requirements, and timeframe for appointing the Special Magistrate.

The hearing was adjourned at 5:59 PM.

7. ADJOURNMENT 5:59 PM

"Quasi-Judicial" signifies that the proceeding must adhere to Quasi-Judicial hearing protocols as outlined by the City Commission's procedures and Florida Statutes.

All members of the public are encouraged to attend and express their views. Individuals who do not speak English fluently may request language or sign interpreters at least ten (10) working days before the meeting. Persons with disabilities needing accommodation to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 for the hearing or speech impaired.

For inquiries regarding this matter, please reach out to the Code Enforcement Department at (904) 310-3440. Should any individual wish to challenge a decision made by the Code Enforcement & Appeals Board concerning any matter discussed during the meeting, they must ensure that a precise record of the proceedings is generated. This record should encompass the testimonies and evidence crucial for the appeal process.

Respectfully submitted by:

Cheryl Carfagno
Board Secretary

Ralph Stines
Chair

Quasi-Judicial Statement for Hearings

A Quasi-Judicial Hearing, by state and case law, is less formal than a court hearing, but similar in procedures and evidence matters and requires the Code Enforcement Officer, Property Owner (Respondent) and witnesses, if any, to testify under oath.

The Code Enforcement Officer presents the case and evidence of the violation of the City Code of Ordinances and/or the City's Land Development Code. The Property Owner (Respondent) has the right to provide a response.

Both parties have the right to present evidence, call witnesses and question opposing witnesses.

The Board is the finder of fact and evaluates the testimony and evidence and then determines if a violation exists based on the evidence and testimony in the record and presented at the hearing. The order of relief includes compliance, fines (including administrative fees), or both.

Florida law requires that the Board's decision in a quasi-judicial action be supported by competent substantial evidence presented to the Board during the hearing on the case. Competent substantial evidence is such evidence as a reasonable mind would accept as adequate to support a conclusion.

There must be a factual basis in the record to support opinion testimony from both expert and non-expert witnesses. General objections, without specific evidence, do not constitute substantial competent evidence. The only material or relevant evidence is that which addresses the statutory or code requirements.

Email communications received may be included in the record as long as received by noon on the day of the hearing may become part of the public record for the hearing but are not, without more, competent substantial evidence. If received after noon on the day of the hearing, the email may not become part of the public record for the hearing. Any email communications received at any time on a code enforcement matter is a public record but are not, without more, competent substantial evidence.

The Property Owner (Respondent) is entitled to be represented by counsel; if any Property Owner (Respondent) desires continuance to obtain counsel, please come forward and make that request at this time.

The hearing procedures are as follows:

1. All parties testifying will be sworn in.
2. The Code Enforcement Officer will present the City's case and present evidence of the alleged violation. Witnesses may be called to support the City's case. Up to 15 minutes are allotted.
3. The Respondent may question the City's witnesses, if any. Up to 5 minutes allotted.
4. The Respondent will be given time to provide testimony and present evidence to the Board. Witnesses may be called to support the Respondent's response. Up to 15 minutes are allotted.
5. The Code Enforcement Officer may question Respondent's witnesses, if any. Up to 5 minutes allotted.
6. All witnesses, if any, who present evidence for or against the code enforcement violation will address the Board. Any documentation or photographs must be submitted to the Recording Secretary when the individual is testifying; the documents will not be returned, as they become a part of the official record and minutes.
7. The Code Enforcement Officer may provide final comments to the Board.
8. The Board will then close the public hearing and discuss the case. They may ask questions of the respondent, code enforcement officer or witnesses who testified in the hearing about the violation of the code. **Any motion of the Board should include whether the Board Member finds competent substantial evidence in the record and/or testimony received to support the Board's decision to find the property in violation or not.**
9. The meeting is being recorded; therefore, there can be no applause, outbursts, talking, or comments from the audience as it could distort the recording.
10. The Office of the City Attorney represents the Board and provides counsel, including advice as to the hearing procedures and relevancy of the evidence.
11. While the strict rules of evidence applicable to a court proceeding will not be utilized; **the Board, with assistance from the City Attorney, may exclude evidence that is not relevant to the violation or is repetitive in nature.**
12. The Chair may extend the time allotted herein.
13. Any witness presenting evidence at a hearing, including pictures or emails, must be verified by the person who created the evidence and the person must verify the evidence has not been altered.
14. If anyone has any questions regarding the Quasi-Judicial hearing procedures, please ask them at this time.



CITY OF FERNANDINA BEACH

Code Enforcement

STAFF REPORT

Case *INSERT CASE #2025-0610*

City of Fernandina Beach Code Enforcement & Appeals Board

MARCH 5, 2026

Violation Information

Owner Sherri O. Simmons & Darren D. Auck, Bryan L. Auck
508 Stanley Dr.
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-117 Exterior Structure (Maintenance) & 42-116 Duty
to Maintain Property

Location: 508 Stanley Dr., Fernandina Beach, FL 32034

Summary and Background Information

October 9, 2025 – Initial inspection conducted by Officer George Wells (retired). The property was found in violation of Sections 42-117 and 42-116 due to exterior structural deterioration and lack of maintenance. A verbal and written courtesy notice was provided to respondent Bryan Auck, allowing 30 days for compliance. Photographs were documented.

November 10, 2025 – Follow-up inspection conducted by Officer Wells. The property remained in violation.

November 21, 2025 – Case transferred to Officer Crystal Rimes. Inspection confirmed continued violations. Contact was made with Bryan Auck, who advised that he and his siblings jointly own the property. Mr. Auck stated he did not have the financial means to complete repairs and intended to discuss potential sale options with co-owners. An additional 30-day extension was granted in good faith, with the understanding that the office would remain available to discuss progress.

January 8, 2026 – Extension inspection conducted. The property remained in violation with no update provided.

January 12, 2026 – Notice of Violation and Notice of Hearing (NOV/NOH) mailed via certified mail, providing 30 days for compliance. Hearing scheduled for March 5, 2026.

January 26, 2026 – Certified return receipt received by the City, signed, confirming proper service.



CITY OF FERNANDINA BEACH

Code Enforcement

February 10, 2026 – Respondent Bryan Auck appeared at the Code Enforcement office, spoke with the Administrative Coordinator, Cheryl Carfagno.

February 13, 2026 – NOV/NOH follow-up inspection conducted. Property remained in violation. During discussion, Mr. Auck requested that staff communicate with co-owner Sherri Simmons regarding possible resolution options.

February 24, 2026 – Pre-agenda inspection conducted. The property remained in violation. I attempted contact with Ms. Simmons by phone; the call was disconnected and a follow-up attempt was unsuccessful due to a full voicemail box.

February 25, 2026 - Officer Rimes conducted a follow-up visit and spoke with Bryan Auck at the property, advising him that staff had been unable to make contact with his sibling despite prior attempts.

Conclusion.

As of the most recent inspection and site contact on February 25, 2026, the property remains in violation of Sections 42-117 and 42-116 of the City of Fernandina Beach Code of Ordinances. The City has made multiple good-faith efforts to obtain voluntary compliance, including courtesy notice, an extension, formal notice of violation, and continued communication with one of the co-owners.

Staff acknowledge that Mr. Auck has remained in communication with the City and has indicated limited financial resources. However, the property is jointly owned, and responsibility for bringing the property into compliance applies to all owners of record.

Despite ongoing outreach, the violations remain uncorrected, and no measurable progress toward compliance has been demonstrated. The property continues to exhibit exterior deterioration and lack of maintenance consistent with the original findings.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance) and 42-116 Duty to Maintain Property, giving the owner thirty (30) additional days to come into compliance by April 4, 2026. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$25 per day, per violation, not to exceed \$50 per day, to begin on April 5, 2026.

Crystal Rimes

Code Enforcement Officer



CITY OF FERNANDINA BEACH

Crystal Rimes

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
508 STANLEY DR
AS OF MARCH 5, 2026
CODE CASE # CODE-2025-0610**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$44.99	\$44.99
Crystal Rimes, Code Enforcement Officer	4	\$31.09	\$124.36
Cheryl Carfagno, Administrative Coordinator/Board Secretary	2	\$27.03	\$54.06
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	1	\$10.44	\$10.44
First Class letters mailed	2	\$0.74	\$1.48

TOTAL ADMINISTRATIVE FEES DUE

\$258.83

****TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE AND AVOID A LIEN ON THIS PROPERTY****



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

January 12, 2026

Case Number: CODE-2025-0610

Cert. #: 9589 0710 5270 3382 6539 60

IN THE MATTER OF:

SHERRI O. SIMMONS, DARREN D. AUCK
& BRYAN L. AUCK
508 STANLEY DR.
FERNANDINA BEACH, FL 32034

PREMISES: 508 STANLEY DR., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 28 IN OR
1345/1497 FOREST HILLS #1 PB 2/76

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged violation(s) of the
City of Fernandina Beach Code of Ordinances and/or the City of Fernandina Beach Land Development Code
and contends that the following violation(s) exist:

- | | | |
|---------------|---|---------------------|
| 42-117 | Exterior Structure (Maintenance) | |
| | Repair or replace dilapidated roof with numerous holes in the roofing. Scrape, seal and paint all peeling and unprotected wood on the entire exterior. Pull all required Building permits as required. | By 2/11/2026 |
| 42-116 | Duty to Maintain Property | |
| | Remove all vegetation growing on the shingle roof. | By 2/11/2026 |

(These can be found on the City's website: www.fbfl.us/code).

If this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: March 5, 2026

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St., Fernandina Beach, FL 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited to the recovery of fees, fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation), and in some cases demolition.

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

A handwritten signature in blue ink that reads "Crystal Rimes". The signature is written in a cursive, flowing style.

Crystal Rimes

Code Enforcement Officer

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk's office at (904) 310-3115.

U.S. POSTAL SERVICE
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 2025-0610
 For delivery information, visit our website at www.usps.com.

9589 0710 5270 3382 6539 60
 9589 0710 5270 3382 6539 60

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

508 Stanley Dr.

Postmark Here

Certified Mail Fee \$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 4.98

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.74

Total Postage and Fees \$ 10.44

Sent to

Street and

City, State, ZIP+4®

SHERRI O. SIMMONS, DARREN D. AUCK & BRYAN L. AUCK
 508 STANLEY DR.
 FERNANDINA BEACH, FL 32034

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

2025-0610

508 Stanley Dr.

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

SHERRI O. SIMMONS, DARREN D. AUCK & BRYAN L. AUCK
 508 STANLEY DR.
 FERNANDINA BEACH, FL 32034

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

Priority Mail Express®

Registered Mail™

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

9590 9402 9653 5199 1550 95

Article Number (Transfer from service label)

9589 0710 5270 3382 6539 60 Restricted Delivery

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

Domestic Return Receipt



KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-128A-0028-0000

Owners

SIMMONS SHERRI O &
 AUCK DARREN D
 AUCK BRYAN L
 508 STANLEY DR
 FERNANDINA BEACH, FL 32034

Parcel Summary

Situs Address	508 STANLEY DR
Use Code	0100: SINGLE FAMILY
Tax District	2: Fernandina
Acreage	.0000
Section	18
Township	3N
Range	28
Subdivision	FRST HLS #1 PBK2-76
Exemptions	None

Short Legal

LOT 28
 IN OR 1345/1497
 FOREST HILLS #1 PB 2/76

Values

	2025 Certified values
Land Value *	\$300,000
(+) Improved Value	\$103,254
(=) Market Value	\$403,254
(-) Agricultural Classification	\$0
(-) SOH or Non-Fix* Capable Savings **	\$136,613
(=) School Assessed Value	\$403,254
County Assessed Value	\$266,641
(-) School Exemptions	\$0
(-) Non-school Exemptions	\$0
(-) School Taxable Value ***	\$403,254
(=) County Taxable Value	\$266,641



9589 0710 5270 3382 6539 60

U.S. Postal Service™ **CODE ENF**
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2025-0610

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$ 5.30
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 4.40
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage \$.74
Total Postage and Fees \$ 10.44



508 Stanley Dr.

Sent To
Street and City, State, ZIP+4®
**SHERRI O. SIMMONS, DARREN D. AUCK
& BRYAN L. AUCK
508 STANLEY DR.
FERNANDINA BEACH, FL 32034**

2025-0610

508 Stanley Dr.

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

**SHERRI O. SIMMONS, DARREN D. AUCK
& BRYAN L. AUCK
508 STANLEY DR.
FERNANDINA BEACH, FL 32034**



9590 9402 9653 5199 1550 95

2. Article Number (Transfer from service label)

9589 0710 5270 3382 6539 60

Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

RECEIVED

JAN 26 2026

CODE ENFORCEMENT

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



5089



10.9.2025 10:22



10.9.2025 10:22

NOTICE OF VISIT
In Pursuit of Health, Safety & Quality of Community



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
516 South 10th St.

Phone: (904) 310-3440/ Website: www.fbfl.us/code Email: gwells@fbfl.org

Address: 508 Stanley Dr.

Date: 10/9/25 Time: 10:11 (AM) / PM

THIS IS TO SERVE AS A WARNING THAT VIOLATIONS WERE OBSERVED OF THE FOLLOWING CITY ORDINANCE(S):

REASON FOR VISIT:	CODE
<input checked="" type="checkbox"/> Duty to Maintain Property.	42-116
<input checked="" type="checkbox"/> Exterior Structure (Maintenance). Repair _____	42-117
<input type="checkbox"/> Rubbish and Garbage.	42-119
<input type="checkbox"/> Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. -Remove, repair, or register vehicle and put current tags on it.	42-173
<input type="checkbox"/> No Visible Address Numbers.	7.01.02(c)LDC
<input type="checkbox"/> Accessibility of Garbage and Recycle Containers.	66-44
<input type="checkbox"/> Encroachments in the public right-of-way prohibited without out permit.	70-2 (a)
<input type="checkbox"/> Parking prohibited in specified places; Overnight Parking on public property (right-of-way) for Boats, Trailers, RV's.	78-84(a)(4)
<input type="checkbox"/> Parking prohibited in specified places; All Vehicles parked on public property (right-of-way) shall be currently tagged and displayed on vehicle.	78-84(a)(5)
<input type="checkbox"/> Outside Storage.	5.01.09 LDC
<input type="checkbox"/> Movable Module Storage Units (POD); Permit required.	5.02.06 LDC
<input type="checkbox"/> Recreational Vehicle, Boats, Trailers or Similar Vehicles. Remove or store in a proper structure or behind the front line of the house, in side or rear yard.	7.01.05 LDC
<input type="checkbox"/> Prohibited Signs.	5.03.05(H) LDC
<input type="checkbox"/> Other _____	

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or send email to gwells@fbfl.city, within 5 Days of this notice to discuss compliance with the above listed issue, or bring this property into compliance by 11/9, 2025. Failure to do so will result in an official written notice with a possible outcome of fines.

Comments: Repair or replace leaking roof;
remove all vegetation growing on the roof;
rebuild and replace porch roof and
ceiling and carpet ceiling
(OVER) Wells
Code Enforcement Officer

10-9-2025 10:21

Pull all ~~per~~ building permits
as required; scrape ceiling
paint ~~and~~ all unprotected
wood along with replacing
any exterior rotten wood.

10.9.2025 10:21



508

1.8.2026 15:00



5080

1.8.2026 15:00



1.8.2026 15:00



1.8.2026 15:00

Tuesday, February 24, 2026 at 12:24:18 PM





CITY OF FERNANDINA BEACH

Code Enforcement

STAFF REPORT

Case *INSERT CASE #2025-0620*

City of Fernandina Beach Code Enforcement & Appeals Board

MARCH 5, 2026

Violation Information

Owner	Byron Roberts 15230 Little Filly Court Jacksonville, FL 32234
Violation	City of Fernandina Beach – Code of Ordinances, Section: 42-116 Duty to Maintain Property
Location:	Parcel # 00-00-31-1800-0133-0060

Summary and Background Information

October 22, 2025 – Initial inspection conducted by Officer George Wells (retired). The vacant lot was observed to be in violation of Section 42-116.

October 23, 2025 – Certified Notice of Violation / Notice of Hearing (NOV/NOH) mailed, allowing 14 days for compliance.

November 10, 2025 – NOV/NOH follow-up inspection conducted. Property remained in violation.

November 18, 2025 – Certified mail returned to the City marked unclaimed and returned to sender.

December 22, 2025 – Pre-agenda and case transfer inspection conducted by Officer Crystal Rimes. The property remained in violation of Section 42-116.

December 29, 2025 – Second NOV/NOH mailed to an updated mailing address.

January 5, 2026 – Certified return receipt received by the City, signed, confirming proper service.

January 12, 2026 – Respondent contacted the City and spoke with Michelle Forstrom. Mr. Roberts stated he was a truck driver and would return to town at the end of the month to address the property. A 30-day extension was granted.

February 2, 2026 – Extension inspection conducted. Property remained in violation.



CITY OF FERNANDINA BEACH

Code Enforcement

February 13, 2026 – Additional inspection conducted. Property remained in violation.

February 24, 2026 – Pre-agenda inspection conducted. Property remained in violation.

Conclusion.

The City has made multiple attempts to gain compliance through mailed notices, verified service, follow-up inspections, and a granted extension. Despite these efforts, the property continues to remain in violation of Section 42-116 of the City Code. The City is therefore bringing this matter before the Code Enforcement & Appeals Board for review and determination.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-116 Duty to Maintain Property, giving the owner 30 additional days to come into compliance by April 4, 2026. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$100 per day to begin on April 5, 2026.

Crystal Rimes

Code Enforcement Officer



CITY OF FERNANDINA BEACH

Crystal Rimes

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
PARCEL 00-00-31-1800-0133-0060
AS OF MARCH 5, 2026
CODE CASE # CODE-2025-0620**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$44.99	\$44.99
Crystal Rimes, Code Enforcement Officer	3	\$31.09	\$93.27
Cheryl Carfagno, Administrative Coordinator/Board Secretary	2	\$27.03	\$54.06
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	2	\$10.44	\$20.88
First Class letters mailed	1	\$0.74	\$0.74

TOTAL ADMINISTRATIVE FEES DUE

\$237.44

****TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE AND AVOID A LIEN ON THIS PROPERTY****



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

October 23, 2025

Case Number: CODE-2025-0620

Cert. #: 9589 0710 5270 0942 2345 15

IN THE MATTER OF:

Bryon Roberts
3651 Paleface Place
Jacksonville, FL 32210

PREMISES: 00 00 31 1800 0133 0060

The brief legal description of the real property upon which this violation occurred is: BLK 133 LOT 6
IN OR 2239/23 CITY OF FDNA BEACH OF

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged violation(s)
of the City of Fernandina Beach Code of Ordinances and/or the City of Fernandina Beach Land
Development Code and contends that the following violation(s) exist:

42-116 Duty to Maintain Property
Cut and/or clean up property

By 11/6/2025

(These can be found on the City's website: www.fbfl.us/code).

If this office is not notified of compliance by you, this department will refer this matter to the Code
Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: January 8, 2026
TIME: 5:00 PM
LOCATION: City Commission Chambers, 204 Ash St



Code Enforcement Department

Code Enforcement Officer

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited to the recovery of fees, fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation), and in some cases demolition.

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

George Wells

Code Enforcement Officer

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk's office at (904) 310-3115.

CERTIFIED MAIL



9589 0710 5270 0942 2345 15
9589 0710 5270 0942 2345 15

U.S. Postal Service™ *Code Box*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *2025-0620*

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE	
Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$.74
Total Postage and Fees	\$ 10.44

Postmark
Here

Sent To **Bryon Roberts**
Street and # **3651 Paleface Place**
City, State, ZIP+4® **Jacksonville, FL 32210**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE. Reverse for instructions

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Bryon Roberts
3651 Paleface Place
Jacksonville, FL 32210



9590 9402 9484 5069 3794 79

2. Article Number (Transfer from service label)

9589 0710 5270 0942 2345 15

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

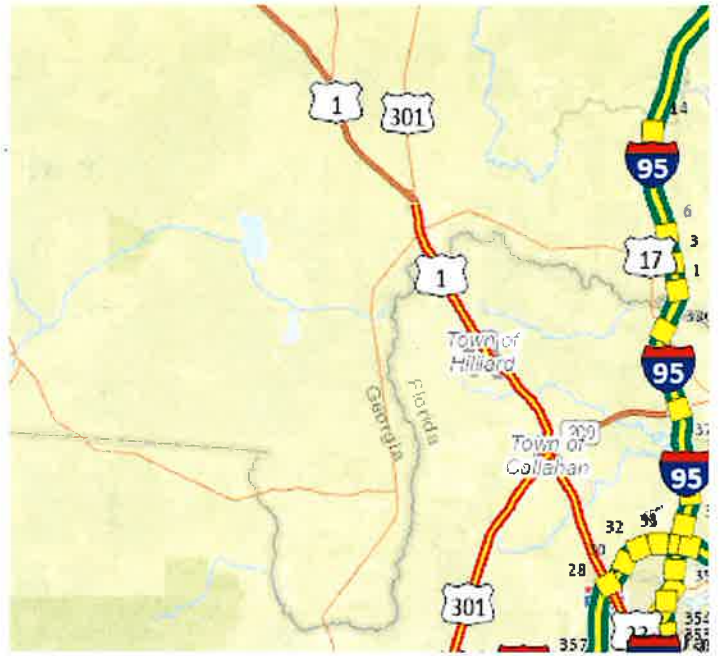
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	v/l	Sale Price	Ownership
QC 2239/0023	2018-05-29	U	Vacant	\$100	Grantor: TRAEYE PATRICIA & PHILLIP MIDDLETON ET AL Grantee: TRAEYE PATRICIA & BRYON ROBERTS (JT/RS)
QC 2198/1912	2018-05-29	U	Vacant	\$100	Grantor: YOUMAN EARL & PATRICIA TRAEYE Grantee: TRAEYE PATRICIA OR BRYON ROBERTS
WD 1492/0954	2007-04-13	Q	Improved	\$100	Grantor: MIDDLETON PHILIP Grantee: MIDDLETON PHILIP ETAL JTROS
WD 1348/1427	2005-09-08	Q	Improved	\$100	Grantor: MIDDLETON GEORGE ETAL PHILIP MIDDLETON JTROS Grantee: MIDDLETON PHILIP ETAL & GEORGE MIDDLETON
WD 0644/0101	1991-12-09	Q	Improved	\$100	Grantor: MIDDLETON GEORGE & ESTELLA (H&W) Grantee: MIDDLETON GEORGE & ESTELLA (H&W)ETAL JOANNE

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
000100	RES	R-2	50.00	100.00	50.00	\$2,700.00/EE	0.00	1.00	\$135,000

Personal Property

None

TRIM Notices

2025
2024

Property Record Cards

2025
2024
2023

Disclaimer



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

December 29, 2025

Case Number: CODE-2025-0620

Cert. #: 9589 0710 5270 1049 2474 84

IN THE MATTER OF:

Bryon Roberts
15230 Little Filly Court
Jacksonville, FL 32234

PREMISES: PARCEL 00 00 31 1800 0133 0060

The brief legal description of the real property upon which this violation occurred is: BLK 133 LOT 6
IN OR 2239/23 CITY OF FDNA BEACH OF

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged violation(s)
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Development Code and contends that the following violation(s) exist:

42-116 Duty to Maintain Property
Cut and/or clean up property

By 01/12/2026

(These can be found on the City's website: www.fbfl.us/code).

If this office is not notified of compliance by you, this department will refer this matter to the Code
Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: March 5, 2026

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited to the recovery of fees, fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation), and in some cases demolition.

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Crystal Rimes

Code Enforcement Officer

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CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



9589 0710 5270 1049 2474 84
9589 0710 5270 1049 2474 84

U.S. Postal Service™ Code ENF.
CERTIFIED MAIL® RECEIPT
2025-0620

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	\$ 5.30	Postmark Here
Extra Services & Fees (check box, add fee per form)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.74	
Total Postage and Fees	\$ 10.44	
Sent To	Bryon Roberts 15230 Little Filly Court Jacksonville, FL 32234	
Street and Apt. No.		
City, State, ZIP+4®		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:
Bryon Roberts
15230 Little Filly Court
Jacksonville, FL 32234



2. Article Number (Transfer from service label)

9589 0710 5270 1049 2474 84

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: _____

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt



KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-1800-0133-0060

Owners

ROBERTS BRYON
 3651 PALEFACE PLACE
 JACKSONVILLE, FL 32210

Parcel Summary

Situs Address	S 10TH ST
Use Code	0000: VACANT
Tax District	2: Fernandina
Acreage	.0000
Section	23
Township	3N
Range	28E
Subdivision	CTY OF FDNA BCH U/R
Exemptions	None

Short Legal

BLK 133 LOT 6
 IN OR 2239/23
 CITY OF FDNA BEACH OF...

Values

	2025 Certified values	2024 Certified Values
Land Value *	\$135,000	\$110,000
(+) Improved Value	\$0	\$0
(+) Market Value	\$135,000	\$110,000
(-) Agricultural Classification	\$0	\$0
(-) SOH or Non-Fix* Capped Savings **	\$89,611	\$68,737
(-) School Assessed Value	\$135,000	\$110,000
County Assessed Value	\$45,389	\$41,263
(-) School Exemptions	\$0	\$0
(-) Non-school Exemptions	\$0	\$0
(+) School Taxable Value ***	\$135,000	\$110,000
(+) County Taxable Value	\$45,389	\$41,263



ROBERTS BRYON KEITH ET AL
 15230 LITTLE FILLY CT
 JACKSONVILLE, FL 32234
ROBERTS CHRYSTAL LASHAUN R/S

Primary Site Address
 15230 LITTLE FILLY CT
 Jacksonville FL 32234-

Official Record Book/Page
 19883-01889

Tile #
 3525

15230 LITTLE FILLY CT

Property Detail

RE #	001119-6650
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	06641 WINCHESTER RIDGE PHASE 1A
Total Area	7272

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$218,409.00	\$216,493.00
Extra Feature Value	\$3,265.00	\$3,130.00
Land Value (Market)	\$48,000.00	\$48,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$269,674.00	\$267,623.00
Assessed Value	\$259,617.00	\$259,617.00
Cap Diff/Portability Amt	\$10,057.00 / \$0.00	\$8,006.00 / \$0.00
Exemptions	\$50,722.00	See below
Taxable Value	\$208,895.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	\$259,617.00	Assessed Value	\$259,617.00	Assessed Value	\$259,617.00
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,722.00	Homestead Banding 196.031(1)(b) (HB)	- \$25,722.00	Taxable Value	\$234,617.00
Taxable Value	\$208,895.00	Taxable Value	\$208,895.00		

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19883-01889	7/19/2021	\$300,000.00	WD - Warranty Deed	Qualified	Improved
14848-00870	4/14/2009	\$179,500.00	SW - Special Warranty	Qualified	Improved
00063-00139	4/11/2007	\$100.00	PB - Plat Book	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CVPR2	Covered Patio	1	12	15	180.00	\$3,130.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0190	RES POND LD 3-7 UNITS PER AC	PUD	0.00	0.00	Common	1.00	Lot	\$48,000.00

Legal

LN	Legal Description
1	63-139 25-3S-23E .17
2	WINCHESTER RIDGE PHASE 1A
3	LOT 84

Buildings

Building 1
 Building 1 Site Address
 15230 LITTLE FILLY CT Unit
 Jacksonville FL 32234-

Building Type	0103 - SFR SPLIT-LEVEL
Year Built	2009
Building Value	\$216,493.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1859	1859	1859
Finished upper story 1	361	361	343
Finished Garage	399	0	200
Finished Open Porch	40	0	12
Total	2659	2220	2414

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asp/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Baths	3.000	
Bedrooms	5.000	



Prepared by and Return to:
St. Johns Blue Ocean Title, LLC
Randi Crews
403 Anastasia Boulevard
St. Augustine, FL, 32080
File No.: SJBOT-24-397

Parcel: 00-00-31-1240-0003-0050

24113236
General Warranty Deed

Made this 19th day of November, 2024 by **Bryon Roberts, a married man**, whose mailing address is 15230 Little Filly Court, Jacksonville, FL 32234, hereinafter called the **Grantor**, to **Elizabeth Holloway, a single woman**, whose mailing address is: 3798 1st Avenue, Fernandina Beach, FL 32034, hereinafter called the **Grantee**:

(Whenever used herein the term "**Grantor**" and "**Grantee**" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the **Grantor**, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

The South Five (5.0) Feet of Lot Six (6), All of Lot Five(5) and the North Five (5.0) feet of Lot Four (4), Block Three (3), EGANS MEADOWS - UNIT ONE, according to plat thereof recorded in Plat book 3 page 45, of the public records of Nassau County, Florida.

Said property is **not the homestead** of the **Grantor(s)** under the laws and constitution of the State of Florida in that neither **Grantor(s)** or any members of the household of **Grantor(s)** reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the **Grantor** hereby covenants with said **Grantee** that the **Grantor** is lawfully seized of said land in fee simple; that the **Grantor** has good right and lawful authority to sell and convey said land; that the **Grantor** hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to taxes for the current year.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Dominique Greene
Witness Signature
Dominique Greene

Printed Name

Blue Ocean Title
Address 4309 Pablo Oaks Court, 2nd Fl
Jacksonville, FL 32224

City, State, Zip

Stephan Hernandez
Witness Signature
Stephan Hernandez

Printed Name

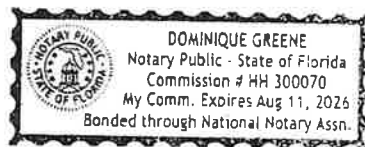
Blue Ocean Title
Address 4309 Pablo Oaks Court, 2nd Fl
Jacksonville, FL 32224

City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument acknowledged before me by means of physical presence or online notarization, this 19th day of November, 2024, by **Bryon Roberts**, who is/are personally known to me or who has/have produced D.L. as identification.

Dominique Greene
Notary Public Signature
Dominique Greene
Notary Public Printed Name



2025-0620

00-00-31-1800-0133-0060

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Bryon Roberts
1523 Little Filly Court
Jacksonville, FL 32234



9590 9402 9484 5069 3786 25

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2474 84

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* Agent Address

B. Received by (Printed Name)

Keith [unclear]

C. Date of Delivery

12/3

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

[Signature]
del to box

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation

Restricted Delivery

9589 0710 5270 1049 2474 84

U.S. Postal Service™ Code Enf.
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only *2025-0620*

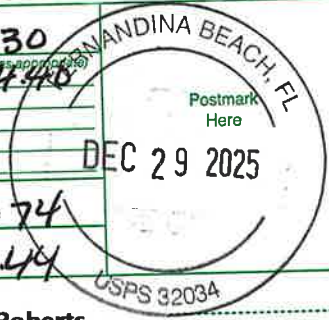
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ *5.30*

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ *4.40*
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage \$ *.74*

Total Postage and Fees \$ *10.44*

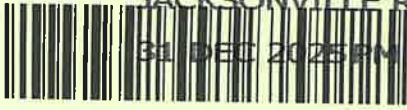
Sent To **Bryon Roberts**
 Street and Apt. No. **15230 Little Filly Court**
 City, State, ZIP+4® **Jacksonville, FL 32234**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING#

JACKSONVILLE RPDC 320

31 DEC 2025 PM 3 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 9484 5069 3786 25

RECEIVED

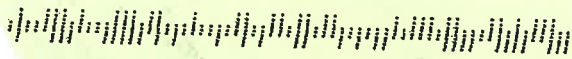
United States
Postal Service

JAN 05 2026

CODE ENFORCEMENT
City of Fernandina Beach

Sender: Please print your name, address, and ZIP+4® in this box*

CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 ASH ST
FERNANDINA BEACH, FL 32034



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*, attach PS Form 3811 to your mailpiece.

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.

Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).

Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

Parcel 00-00-31-1600 + 0133 0068



10.22.2025 15:23



12.22.2025 11:32



12.22.2025 11:32

Tuesday, February 24, 2026 at 11:44:07 AM



Tuesday, February 24, 2026 at 11:44:24 AM



Tuesday, February 24, 2026 at 11:44:16 AM





CITY OF FERNANDINA BEACH

Code Enforcement

STAFF REPORT

Case *INSERT CASE #2025-0628*

City of Fernandina Beach Code Enforcement & Appeals Board

MARCH 5, 2026

Violation Information

Owner Jason Luke
310 N 15th St
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-117 Exterior Structure (Maintenance) & 42-116 Duty
to Maintain Property

Location: 310 N 15th St., Fernandina Beach, FL 32034

Summary and Background Information

October 28, 2025 – Initial inspection conducted by Officer George Wells (retired) and Officer Crystal Rimes. The property was found in violation of Sections 42-117 and 42-116. A written courtesy notice (door hanger) was posted on the front door allowing 30 days for compliance. Photographs were documented.

December 17, 2025 – 2nd Inspection completed. Property remained in violation.

December 22, 2025 – Notice of Violation and Notice of Hearing (NOV/NOH) mailed via certified mail, providing 30 days for compliance. Hearing scheduled for March 5, 2026.

January 2, 2026 – Certified return receipt returned to the City as unclaimed and marked return to sender.

January 6, 2026 – NOV/NOH posted at the property and documented. Proper service was confirmed.

February 6, 2026 – Posting inspection conducted. The property remained in violation.

February 24, 2026 – Pre-agenda inspection conducted. The property remained in violation at the time of report preparation.



CITY OF FERNANDINA BEACH

Code Enforcement

Conclusion.

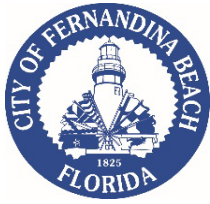
The respondent has been provided multiple opportunities to come into voluntary compliance, including a written courtesy notice, certified notice, and property posting. Due process requirements have been satisfied. As of the most recent inspection, the property remains in violation of the cited sections.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance) and 42-116 Duty to Maintain Property, giving the owner thirty (30) additional days to come into compliance by April 4, 2026. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$25 per day, per violation, not to exceed \$50 per day, to begin on April 5, 2026.

Crystal Rimes

Code Enforcement Officer



CITY OF FERNANDINA BEACH

Crystal Rimes

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
310 15TH ST
AS OF MARCH 5, 2026
CODE CASE # CODE-2025-0628**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$44.99	\$44.99
Crystal Rimes, Code Enforcement Officer	4	\$31.09	\$124.36
Cheryl Carfagno, Administrative Coordinator/Board Secretary	2	\$27.03	\$54.06
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	1	\$10.44	\$10.44
First Class letters mailed	2	\$0.74	\$1.48

TOTAL ADMINISTRATIVE FEES DUE

\$258.83

****TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE AND AVOID A LIEN ON THIS PROPERTY****



310

10.28.2025 15:25



10.28.2025 15:25



10.28.2025 15:25



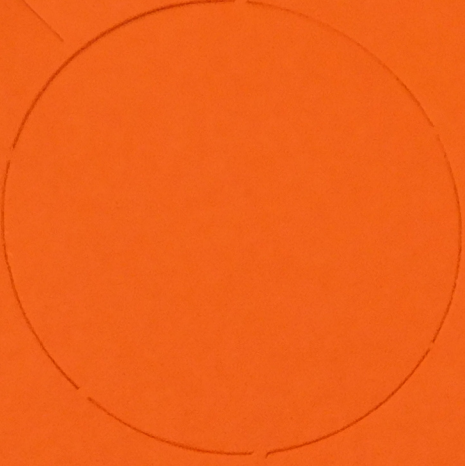
10.28.2025 15:29



10.28.2025 15:29



10.28.2025 15:29



- Repair decorative support "beam" that is falling.

- Remove overgrown vegetation from roof.

10.28.2025 15:29



NOTICE OF VISIT
In Pursuit of Health, Safety & Quality of Community



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 ASH STREET

Phone: (904) 310-3440 | Website: www.fbf.org/code
George Well's email: gwells@fbf.org | Crystal Rimes email: crimes@fbf.org

Address: 310 N 15th St.

Date: 10/28/25 Time: 2:38 AM / PM

THIS IS TO SERVE AS A WARNING THAT VIOLATIONS WERE OBSERVED OF THE FOLLOWING CITY ORDINANCE(S):

REASON FOR VISIT:

- | | <u>CODE</u> |
|---|----------------|
| <input checked="" type="checkbox"/> Duty to Maintain Property | 42-116 |
| <input checked="" type="checkbox"/> Exterior Structure (Maintenance).
Repair <u>Fence/Window</u> | 42-117 |
| <input type="checkbox"/> Rubbish and Garbage. | 42-119 |
| <input type="checkbox"/> Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited.
-Remove, repair, or register vehicle and put current tags on it. | 42-173 |
| <input type="checkbox"/> No Visible Address Numbers. | 7.01.02(c)LDC |
| <input type="checkbox"/> Accessibility of Garbage and Recycle Containers. | 66-44 |
| <input type="checkbox"/> Encroachments in the public right-of-way prohibited without out permit. | 70-2 (a) |
| <input type="checkbox"/> Parking prohibited in specified places; Overnight Parking on public property (right-of-way) for Boats, Trailers, RV's. | 78-84(a)(4) |
| <input type="checkbox"/> Parking prohibited in specified places; All Vehicles parked on public property (right-of-way) shall be currently tagged and displayed on vehicle. | 78-84(a)(5) |
| <input type="checkbox"/> Outside Storage. | 5.01.09 LDC |
| <input type="checkbox"/> Movable Module Storage Units (POD); Permit required. | 5.02.06 LDC |
| <input type="checkbox"/> Recreational Vehicle, Boats, Trailers or Similar Vehicles. Remove or store in a proper structure or behind the front line of the house, in side or rear yard. | 7.01.05 LDC |
| <input type="checkbox"/> Prohibited Signs | 5.03.05(H) LDC |
| <input type="checkbox"/> Other _____ | |

NEXT STEPS:

Contact Code Enforcement within 5 days of this notice: Call us at (904) 310-3440
Email Code Enforcement: Officer Wells gwells@fbf.org | Crystal Rimes crimes@fbf.org
Correct the Violation, Bring your property into compliance by: 11/27/25
Failure to do so will result in an official written notice with a possible outcome of fines.

Comments: Remove/replace broken/missing fence panels/slats. Cut all High Vegetation around stump. Repair broken window + rotten wood trim.

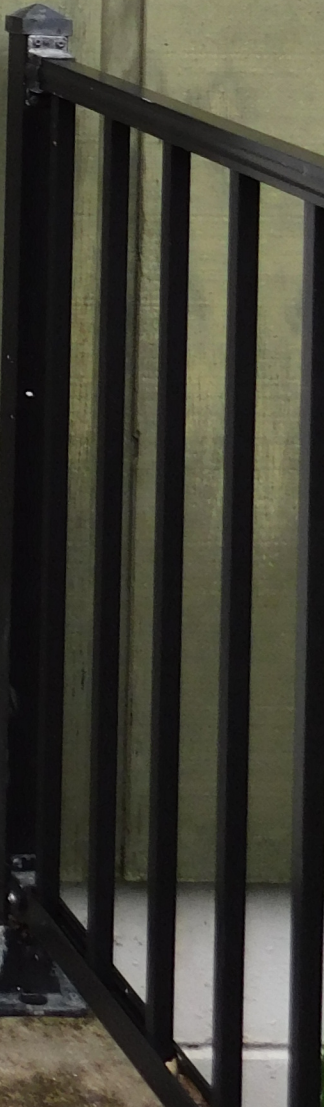
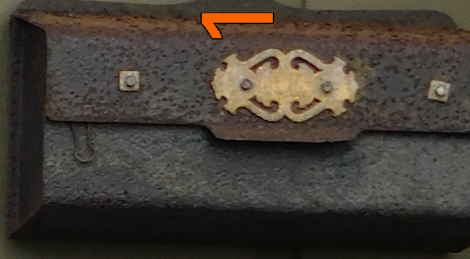
Crystal Rimes
Code Enforcement

10:28:2025 15:29

310



10.28.2025 15:30





10.28.2025 15:30



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

December 22, 2025

Case Number: CODE-2025-0628

Cert. #: 9589 0710 5270 1049 2471 94

IN THE MATTER OF:

JASON LUKE
310 N 15TH ST
FERNANDINA BEACH, FL 32034

PREMISES: 310 N 15TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK R W101 FT OF LOT 7 IN OR 2118/784 ATLANTIC HIGHLANDS SUB

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and/or the City of Fernandina Beach Land Development Code and contends that the following violation(s) exist:

- | | | |
|---------------|---|---------------------|
| 42-116 | Duty to Maintain Property | |
| | Cut and/or clean up tall vegetation around stump (front yard) and from roof | By 1/21/2026 |
| 42-117 | Exterior Structure (Maintenance) | |
| | Remove/Replace broken or missing fence panels/slats. | By 1/21/2026 |
| | Repair or replace broken window and rotten wood trim. | |
| | Repair support brace that is falling. Repair broken window and rotten window trim. | |

(These can be found on the City's website: www.fbfl.us/code).

If this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed on the following page.

DATE: March 5, 2026
TIME: 5:00 PM
LOCATION: City Commission Chambers, 204 Ash St

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited to the recovery of fees, fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation), and in some cases demolition.

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).


Crystal Rimes

Code Enforcement

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk's office at (904) 310-3115.

U.S. Postal Service™ **CODE ENF**
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 5.30

Extra Services & Fees (check box, add fee)
 Return Receipt (hardcopy) \$ 2.40
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage \$ 0.74

Total Postage and Fees \$ 10.44

Postmark
Here

Jason Luke
 310 N. 15th St.
 Fernandina Beach, FL 32034

PS Form 3811, January 2020 PSN 7530-02-000-9063 for Instructions

9589 0710 5220 1049 2471 94
 9589 0710 5220 1049 2471 94



CERTIFIED MAIL®
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

2025-0638 310 N. 15th St

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

JASON LUKE
310 N. 15TH ST.
FERNANDINA BEACH, FL 32034



9590 9402 8643 3244 9826 16

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2471 94

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Signature Confirmation™
 Collect on Delivery Restricted Delivery
 Collect on Delivery Restricted Delivery /mail

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9063

U.S. Postal Service™ **CODE ENF**
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 2025-0628

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.44
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.74
Total Postage and Fees	\$ 10.44



Sent To
 Street and A
JASON LUKE
310 N. 15TH ST.
 City, State, Z
FERNANDINA BEACH, FL 32034

PS Form 3800, January 2016 For Instructions

46 1242 6401 0225 0120 6856



City of Fernandina Beach
 204 Ash Street
 Fernandina Beach, Florida 32034

RECEIVED

JAN 02 2026

CODE ENFORCEMENT
 City of Fernandina Beach

CERTIFIED MAIL®



9589 0710 5270 1049 2471 94



quadrant
 FIRST-CLASS MAIL
 IM1
\$010.44
 12/22/2025 ZIP 32034
 043W/31262762

US POSTAGE

JASON LUKE
310 N. 15TH ST.
FERNANDINA BEACH, FL 32034

NIXIE 326 FE 1 0012/27/25
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32034423004 *3024-03920-23-25

32034423004
 32034423004
 32034423004
 UTF



KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-1060-000R-0071

Owners

LUKE JASON
 310 N 15 ST
 FERNANDINA BEACH, FL 32034

Parcel Summary

Situs Address	310 N 15TH ST
Use Code	0100: SINGLE FAMILY
Tax District	2: Fernandina
Acreage	.0000
Section	18
Township	3N
Range	28
Subdivision	ATL HILDS DBK39-297
Exemptions	HX: Homestead (196.031(1)(a)) (100%) HB: Homestead Banded (196.031(1)(ab)) (100%)

Short Legal

BLOCK R W101 FT OF LOT 7
 IN OR 2118/784
 ATLANTIC HIGHLANDS SUB...

Values

	2025 Certified values	2024 Certified Values
Land Value *	\$300,000	\$275,000
(-) Improved Value	\$171,251	\$163,313
(-) Market Value	\$471,251	\$438,313
(-) Agricultural Classification	\$0	\$0
(-) SO or Non-Fix Capped Savings **	\$262,075	\$235,032
(-) School Assessed Value	\$209,176	\$203,281
County Assessed Value	\$209,176	\$203,281
(-) School Exemptions	\$25,000	\$25,000
(-) Non-school Exemptions	\$50,722	\$50,000
(-) School Taxable Value ***	\$184,176	\$178,281
(-) County Taxable Value	\$158,454	\$153,281





CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

January 6, 2026

Case Number: CODE-2025-0628

POSTED ON PROPERTY AT:

310 N 15TH ST., FERNANDINA BEACH, FL 32034

POSTED AT CITY HALL:

204 ASH ST., FERNANDINA BEACH, FL 32034

POSTED AT PECK CENTER:

516 S 10TH ST., FERNANDINA BEACH, FL 32034

IN THE MATTER OF:

JASON LUKE

310 N 15TH ST.,

FERNANDINA BEACH, FL 32034

PREMISES: 310 N 15TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK R W101 FT OF LOT 7 IN OR 2118/784 ATLANTIC HIGHLANDS SUB

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and/or the City of Fernandina Beach Land Development Code and contends that the following violation(s) exist:

- 42-116 Duty to Maintain Property**
- Cut and/or clean up tall vegetation around stump (front yard) and from roof By 02/05/2026**
- 42-117 Exterior Structure (Maintenance)**
- Remove/Replace broken or missing fence panels/slats. By 02/05/2026**
- Repair or replace broken window and rotten wood trim.**
- Repair support brace that is falling. Repair broken window and rotten window trim.**

(These can be found on the City's website: www.fbfl.us/code).

If this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed on the following page.

DATE: March 5, 2026

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited to the recovery of fees, fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation), and in some cases demolition.

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

A handwritten signature in blue ink that reads "Crystal Rimes". The signature is fluid and cursive, with a large loop at the end of the last name.

Crystal Rimes

Code Enforcement

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk's office at (904) 310-3115.



THE CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 ASH ST. FERNANDINA BEACH, FL 32034

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA
COUNTY OF NASSAU

CASE NO: CODE-2025-0628

Date: January 6, 2026

I. **SERVER.** I, Crystal Rimes ("Server"), being first duly sworn, depose and state that I am an employee of the City of Fernandina Beach, Code Enforcement. Part of my duties include preparation of case evidence to go before the Code Enforcement and Appeals Board, hand delivering Notice of Violations/Notice of Hearing ("NOV/NOH") letters, and other correspondence and the following documents were delivered and served in the following manner:

II. **DOCUMENTS.** The documents served are described as: NOV/NOH letter.

III. **RECIPIENT.** The above-mentioned documents were delivered to:

- a.) Property Owner/ Respondent: _____ ("Recipient")
- b.) Address/Location of Violation: 310 N. 15th St., Fernandina Beach, FL 32034.
- c.) Address/Location of Service: 310 N. 15th St., Fernandina Beach, FL 32034.
- d.) Date: January 6, 2026 Time: 3:31 pm

IV. **DELIVERY.** The Recipient received the documents by: (check one)

Mail. The Server sent the documents in the mail by: (check all that apply)

- Standard Mail
- Electronic Mail (E-Mail)
- Certified Mail (with return receipt)
- FedEx
- UPS
- Other

Mailing Address:

Direct Service. The server handed the documents to a person identified as the Recipient.

Someone at the Residence. The Server handed the documents to someone who identified as living at the residence and stated their name is _____.

- Leaving it at the Residence.** The Server left the documents in the following area:

- Recipient Rejected the Delivery.** The Server delivered the documents to the Recipient in-person and did not accept delivery.
- Posting Rescheduled Notice of Hearing Letter on the Property.**

V. **VERIFICATION.** I declare that under the penalty of perjury under the laws located in the State of Florida, that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature: Crystal Rimes Date: 1/6/20
 Print Name: Crystal Rimes

VI. NOTARIZATION.

STATE OF FLORIDA
 COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 6th day of January, 2026 by Crystal Rimes, who is personally known to me or who has produced _____ (Type of Identification) as identification.

Cheryl Carfagno
 Signature of Notary Public

(Seal)

Cheryl Carfagno
 Print, Type or Stamp Name of Notary

 Title or Rank

 Serial Number, if any



CHERYL CARFAGNO
 Notary Public
 State of Florida
 Comm# HH737620
 Expires 11/3/2029



KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent. Fair. Efficient

Parcel 00-00-31-1060-000R-0071

Owners

LUKE JASON
 310 N 15 ST
 FERNANDINA BEACH, FL 32034

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Township	3N
Range	28
Subdivision	ATL HILDS DBK39-297
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CITY OF FERNANDINA BEACH

Code Enforcement Department

Crystal Rimes

Code Enforcement Officer

**CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING**

January 6, 2026

Case Number: CODE-2025-0628

POSTED ON PROPERTY AT:

310 N 15TH ST., FERNANDINA BEACH, FL 32034

POSTED AT CITY HALL:

204 ASH ST., FERNANDINA BEACH, FL 32034

POSTED AT PECK CENTER:

516 S 10TH ST., FERNANDINA BEACH, FL 32034

IN THE MATTER OF:

JASON LUKE

310 N 15TH ST.,

FERNANDINA BEACH, FL 32034

PREMISES: 310 N 15TH ST., FERNANDINA BEACH, FL 32034

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42-117	Exterior Structure (Maintenance) Remove/Replace broken or missing fence panels/slats. Repair or replace broken window and rotten wood trim. Repair support brace that is falling. Repair broken window and rotten window trim.	By 02/05/2026

Mailing Address: 204 Ash Street, Fernandina Beach, FL 32034 • Physical Address 516 S 10TH St, Suite 211, Fernandina Beach, FL 32034
Email: crimes@fbfl.org • www.fbfl.us/code • (904) 310-3443 • TDD/TTY 711

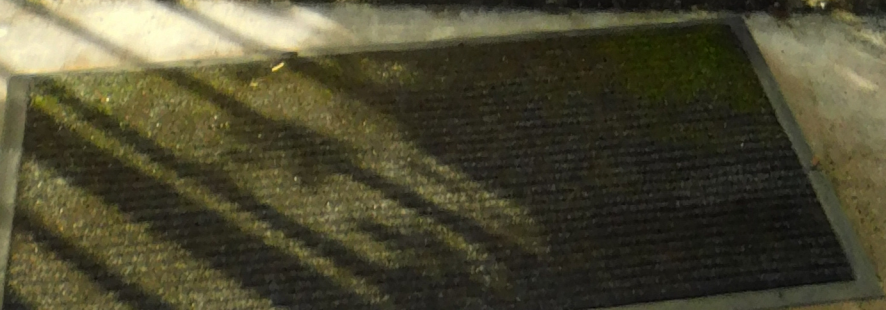
1.6.2026 15:31

STAPLES

310



1.6.2026 15:31





310

1.6.2026 15:32

Tuesday, February 24, 2026 at 12:03:24 PM



Tuesday, February 24, 2026 at 12:03:31 PM



Tuesday, February 24, 2026 at 12:03:46 PM



Tuesday, February 24, 2026 at 12:03:51 PM



Tuesday, February 24, 2026 at 12:04:10 PM



Tuesday, February 24, 2026 at 12:04:14 PM

