



CITY OF GAINESVILLE

- Information Item C

*Department of Neighborhood Improvement
Code Enforcement Division*

NOTICE OF VIOLATION DANGEROUS BUILDING AND OR/HAZARDOUS LAND

DATE: 11/29/2016

Astrofelllos Inc
240 NW 76th DR STE D
Gainesville, FL 32607

YOU ARE HEREBY NOTIFIED that the property in which you have an interest, located in the City of Gainesville, Florida at **00520 NW 1ST ST**, TAX Parcel No. **14188000000**, has been found to be a Dangerous Building and/or Hazardous Land within the standards set forth in Chapter 16 of the City of Gainesville Code of Ordinances. As a result, you are in violation of Section 16-19 of the City of Gainesville Code of Ordinances by reason of creating, keeping, maintaining, or allowing the existence of a dangerous building and/or hazardous land in or on the subject property. See **Exhibit "A"** for a description of the violation.

TO REMEDY THIS VIOLATION said building must be repaired or demolished and/or said hazardous land must be abated no later than **01/02/2017**. Building permits will be required for any building repair/demolition and can be obtained at the Building Inspection office at the Thomas Center, 306 NE 6th Avenue. Applications for demolition permits may be subject to a maximum 90-day delay by the Historic Preservation Planner. **If you fail to repair or remedy this violation, the City of Gainesville may cause the building to be demolished and/or the hazardous lands to be abated and charge the costs thereof against the parties having an interest in the subject property.** In that instance, if the costs are not paid within ninety (90) days from receipt of invoice, the City may place a lien against the property in the amount of the charges, including advertising, title research, and related costs.

APPEALS of this enforcement action may be made by any person aggrieved or affected by this Notice of Violation by submitting a written petition to the Planning and Development Services Department, 306 NE 6th Avenue, Gainesville, FL 32627 within fourteen (14) days after this notice of violation has been served. Upon expiration this NOTICE **SHALL BECOME AN ORDER** and shall be **EXECUTED** and **RECORDED**. If the **ORDER** is not complied with in the timeframe given the City of Gainesville may take action.

A REQUEST FOR AN EXTENSION OF TIME may be made by filing a written petition in the office of the Code Enforcement Division on or before the expiration date found in the second paragraph of this notice.

Todd Martin
Code Enforcement Officer
(352) 334-5030

CASE No. CE-16-03258
PCID# DBDEMO

Exhibit "A"

14188000000

00520 NW 1ST ST

CASE No.: CE-16-03258

Sec. 16-19. Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

It shall be unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of any dangerous building or hazardous land, as defined in this article, in or on such real property.

Definition - Dangerous Building - Section 16-17(4) Those which have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to the decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

Cited as a Notice of Violation

PCID #: DBDEMO

Parcel: 14188-000-000*Search Date: 11/29/2016 at 5:22:34 PM*

Taxpayer:	ASTROFELLOS LLC	Legal:	BRUSH ADDN DB O-218 BK 13 N 81 FT OF SE1/4 OF BK 13 ALSO
Mailing:	240 NW 76TH DR STE D GAINESVILLE, FL 32607		DESC AS: COM NE COR OF S1/2 OF BK 13 POB S 83 FT W 100 FT N - 83 FT E 100 FT POB OR 4450/0893
Location:	516 NW 1ST ST GAINESVILLE 520 NW 1ST ST GAINESVILLE		
Sec-Twn-Rng:	05-10-20		
Property Use:	00100 - Single Family		
Tax Jurisdiction:	Gainesville - 3600		
Area:	Pleasant St Area		
Subdivision:	Brushs Addn To Gville		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
Year	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Single Family	12000	12000	74700	0	86700	15860	70840	86700	0	0	70840	86700	1776.86
2015	Single Family	12000	12000	52400	0	64400	0	64400	64400	0	0	64400	64400	1533.77
2014	Single Family	12000	12000	51600	0	63600	0	63600	63600	0	0	63600	63600	1528.94
2013	Single Family	12000	12000	62500	0	74500	0	74500	74500	0	0	74500	74500	1793.69
2012	Single Family	12000	12000	62500	0	74500	0	74500	74500	0	0	74500	74500	1783.07
2011	Single Family	12000	12000	70400	0	82400	0	82400	82400	50500	25500	31900	56900	1010.76
2010	Single Family	12000	12000	71200	0	83200	31100	52100	52100	27600	25500	24500	26600	621.25
2009	Single Family	12000	12000	77500	0	89500	38760	50740	50740	26240	25500	24500	25240	618.23
2008	Single Family	12000	12000	77500	0	89500	38810	50690	0	26190	0	24500	0	573.09
2007	Single Family	12000	12000	68600	0	80600	31380	49220	0	25500	0	23720	0	551.82
2006	Single Family	12000	12000	63500	0	75500	27480	48020	0	25500	0	22520	0	572.91

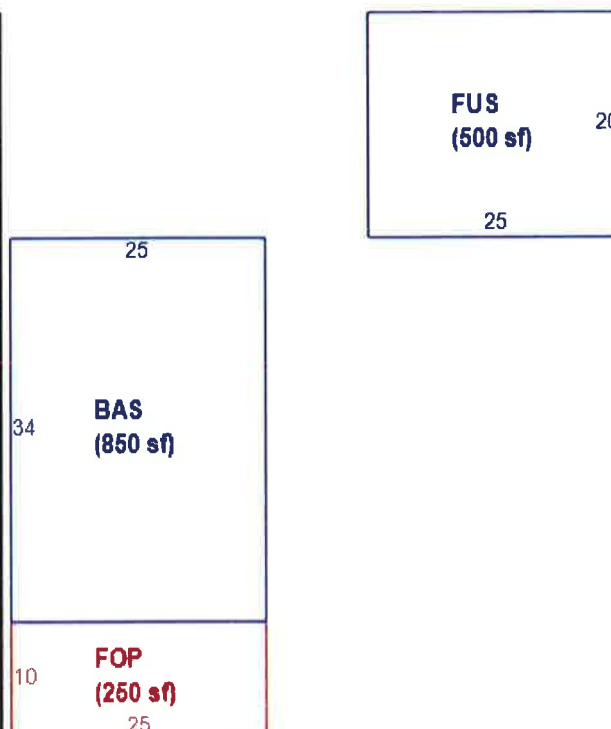
Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR	CCD		Unit	1
			2016 Certified Land Just Value: 12000	2016 Certified Land Assessed Value: 12000

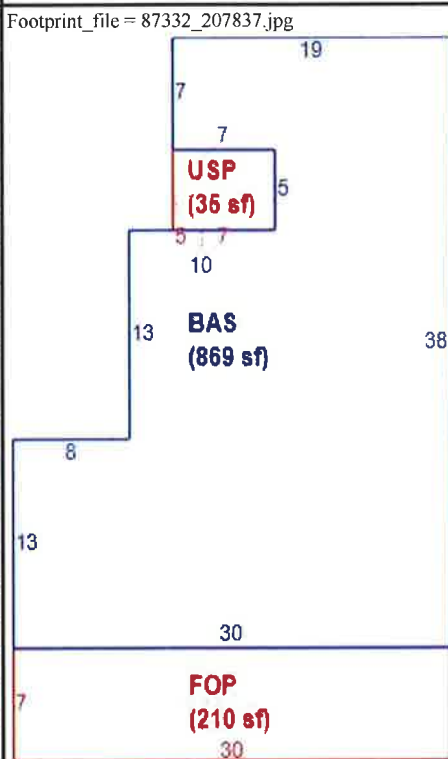
Building

Actual Year Built	1924	Footprint_file = 87332_87332.jpg
Effective Year Built	1944	
Building Quality	Average	
Building Style	Single Family	
Building Use	Single Family	
Bedrooms:	3	
Baths:	1.0	
Stories:	2.0	
Exterior Wall 1:	Single Siding	
Exterior Wall 2:	N/A	
Interior Wall 1:	Wall Board/Wd	
Interior Wall 2:	N/A	

Floor Cover 1:	Pine/Soft Wood
Floor Cover 2:	N/A
Roof Cover:	Modular Metal
Roof Structure:	Gable/Hip
AC:	None
Heating Type:	Convection
Heating System:	Electric
Total Square Feet:	1600
Heated Square Feet:	1350
Area Type	Square Footage
BAS (BASE AREA)	850
FOP (FINISHED OPEN PORCH)	250
FUS (FINISHED UPPER STORY)	500



Actual Year Built	1916
Effective Year Built	1936
Building Quality	Average
Building Style	Single Family
Building Use	Single Family
Bedrooms:	3
Baths:	1.0
Stories:	1.0
Exterior Wall 1:	Single Siding
Exterior Wall 2:	N/A
Interior Wall 1:	Wall Board/Wd
Interior Wall 2:	N/A
Floor Cover 1:	Pine/Soft Wood
Floor Cover 2:	N/A
Roof Cover:	Asphalt
Roof Structure:	Gable/Hip
AC:	None
Heating Type:	Convection
Heating System:	Electric
Total Square Feet:	1114
Heated Square Feet:	869
Area Type	Square Footage
BAS (BASE AREA)	869
FOP (FINISHED OPEN PORCH)	210
USP (UNFIN SCREENED PORCH)	35



2016 Certified Building Value: 74700

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
07/29/2016	35000	I	Q	4450	0893	WD
02/03/2014	100	I	U	4256	228	WD
09/17/2013	38500	I	U	4228	839	WD
04/26/2010	100	I	U	4028	1334	OD

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
14-06945	BS	12/16/2014		03/25/2015	BOARD AND SEAL

City of Gainesville- Department of Planning and Development Services



November 29, 2016

- Planning Test.DBO.MunicipalBoundary
- Contributing
- Non-Contributing
- Address Points
- Planning Test.DBO.TaxParcels
- Override 1
- Planning Test.DBO.PLSQuarterSectionsCOG

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey,