



Case Details - No Attachments

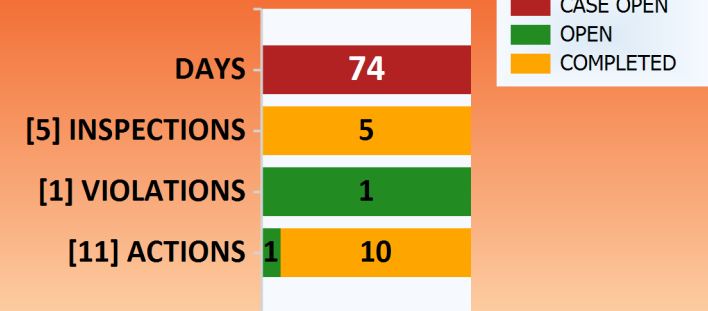
City of Ocala

Case Number

CE26-0022

Description: Unpermitted work			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 1/8/2026	Closed:	Last Action: 3/25/2026	Flw Up: 3/23/2026
Site Address: 1243 NE 23RD ST OCALA, FL 34470			
Site APN: 2507-001-008		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	TOLMO MIGUEL R	1246 NE 23RD ST OCALA, FL 34470			
OWNER	BACK TO BASIC HOLDINGS LLC	4211 NW BLITCHTON RD OCALA, FL 34482-4058			
REGISTERED AGENT	DUGGAN, JOHN WJR	4211 NW BLITCHTON RD OCALA, FL 34482			
RESPONDENT 1	BACK TO BASIC HOLDINGS LLC	4211 NW BLITCHTON RD OCALA, FL 34482			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						



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City of Ocala

Case Number

CE26-0022

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						

Total Paid for CASE FEES: \$253.71 \$0.00

TOTALS: \$253.71 \$0.00

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	JEFFREY GUILBAULT	1/9/2026				Please obtain a after the fact building permit for the plumbing, bathroom remodel, electrical, and sheet rock work being conducted in the residence.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	1/8/2026	1/8/2026	COMPLETED		Received a complaint from office staff of possible unpermitted work being done at this address. I met with the complainant and he stated the workers have left. I left him a business card to let me know when the contractors are back to please let me know and i will attempt to identify the work being done and whom they work for. As of today i am unable to verify if there are any violations at this property. I will continue to actively monitor the property.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0022

INITIAL	JGB	1/9/2026	1/9/2026	NON COMPLIANT	I recieved a text from the complaintant that someone was at the property this morning. I responded to the property at 1030 and spoke with a gentleman named DAMON, Damon informed me he was hired to paint the interior of the residence. I noticed his truck and trailer parked in the driveway were unmarked. I then informed him of the complaint we had received and if he had done any other work at this property. He informed me no i am just here to paint and patch holes in the wall. I asked him if i may enter the home and he did allow me to enter the home. He then walked me to a bathroom that has had work done to it recently. I Verified in the permit associated with this property there have been no plumbing, electrical, remodel, or any other permits that would indicate this addition was permitted. I asked Damon if he knew who completed the work in here and he stated he did not know. Please see photos. I then walked throughout the remainder of the home and everything else in the home looked as it should. CLTO to admin. A RI in 30 days. Please see all photos. PHOTOS AND ADDRESS SENT TO GREG MCCLELLON TO KEEP AND EYE ON THE PROPERTY FOR A POTENTIAL CONTRACTOR CASE.
FOLLOW UP	JGB	2/11/2026	2/11/2026	NON COMPLIANT	I verified that there has been no permits applied for and the property owner has not reached out to me. NOVPH sent to admin.
FOLLOW UP	JGB	2/13/2026	2/13/2026	NON COMPLIANT	Before posting the NOVPH this morning i took some time out to verify if permits were applied for at this residence. I verified there have been no permits applied for, for the work that was done in the residence. NOVPH POP

HEARING INSPECTION	JGB	3/23/2026	3/23/2026	COMPLETED		No permits have been applied for as of 3.23.26 Other than the painting contractor who escorted me through the property i have not had contact with anyone at or about this property.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	JEFFREY GUILBAULT	1/8/2026	1/8/2026	TOLMO MIGUEL R OWNER 1246 NE 23RD ST OCALA, FL 34470-4349 352.581.1577 MIGUEL CALLED STATED THAT WORK IS BEING DONE ON THE HOME WITH OUT PERMITS FULL REMODEL AND ELECTRICAL. 1/8/2026 12:41:04 PM (SHANEKA GREENE) MIGUEL CALLED STATED THAT WORK IS BEING DONE ON THE HOME WITH OUT PERMITS FULL REMODEL AND ELECTRICAL. COMPLAINANT DID NOT WANT TO GIVE HIS ADDRESS. DUE TO HEALTH AND SAFETY REASONS CASE HAS BEEN STARTED
MEETING	JEFFREY GUILBAULT	1/9/2026	1/9/2026	Met with Damon, painting contractor on site. He escorted me through the property. I informed him that the property owner will be receiving a CLTO and need to apply for the necessary permits for the work going on in the home.
CONTACT	SHANEKA GREENE	1/9/2026	1/9/2026	MIGUEL CALLED STATED THAT THE CONTRACTOR'S ARE BACK TODAY DOING WORK ON THE HOME.
PREPARE NOTICE	SHANEKA GREENE	1/9/2026	1/9/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	1/9/2026	1/9/2026	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	2/12/2026	2/12/2026	NOVPH
ADMIN POSTING	SHANEKA GREENE	2/13/2026	2/13/2026	NOVPH



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0022

CERTIFIED MAIL	SHANEKA GREENE	2/13/2026	2/13/2026	NOVPH MAILED 9489 0090 0027 6696 9989 86 BACK TO BASIC HOLDINGS LLC DUGGAN JOHN W (RA) 4211 NW BLITCHTON RD OCALA FL 34482-4058
OFFICER POSTING	JEFFREY GUILBAULT	2/13/2026	2/13/2026	NOVPH READY FOR POSTING NOVPH POP AT 0850
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to: 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for the unpermitted work by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) Pay the cost of prosecution of \$253.17 by April 30th, 2026. Non-compliance (Massey) hearing: 05/27/2026
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026		NEW BUSINESS



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2507-001-008

[GOOGLE Street View](#)

Prime Key: 613631

[MAP IT+](#)

Current as of 1/9/2026

[Property Information](#)

BACK TO BASIC HOLDINGS LLC
4211 NW BLITCHTON RD
OCALA FL 34482-4058

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 01

Acres: .32

Situs: 1243 NE 23RD ST OCALA

[2025 Certified Value](#)

Land Just Value	\$41,650		
Buildings	\$61,174		
Miscellaneous	\$69		
Total Just Value	\$102,893	Impact	
Total Assessed Value	\$66,041	Ex Codes:	(\$36,852)
Exemptions	\$0		
Total Taxable	\$66,041		
School Taxable	\$102,893		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$41,650	\$61,174	\$69	\$102,893	\$66,041	\$0	\$66,041
2024	\$29,400	\$73,864	\$82	\$103,346	\$60,037	\$0	\$60,037
2023	\$29,400	\$77,702	\$92	\$107,194	\$54,579	\$0	\$54,579

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5820/0767	02/2013	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$38,000
5769/1196	11/2012	31 CERT TL	0	U	I	\$100
5276/0908	04/2008	21 ADMNSTR	0	U	I	\$100
4349/0552	02/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$113,000
2667/1537	07/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$42,500
1950/1329	07/1993	78 TRUSTHX	0	U	I	\$100
1463/1053	09/1987	06 SPECIAL WARRANTY	5 V-OTHER MLSAGENT	Q	I	\$23,700
1429/1132	05/1987	31 CERT TL	0	U	I	\$100
MC85/0512	12/1985	EI E I	0	U	I	\$100
UNRE/INST	05/1981	76 MAR CER	0	U	I	\$100

[Property Description](#)

SEC 05 TWP 15 RGE 22
 PLAT BOOK F PAGE 150
 OAKCREST HOMESITES
 BLK A LOT 8

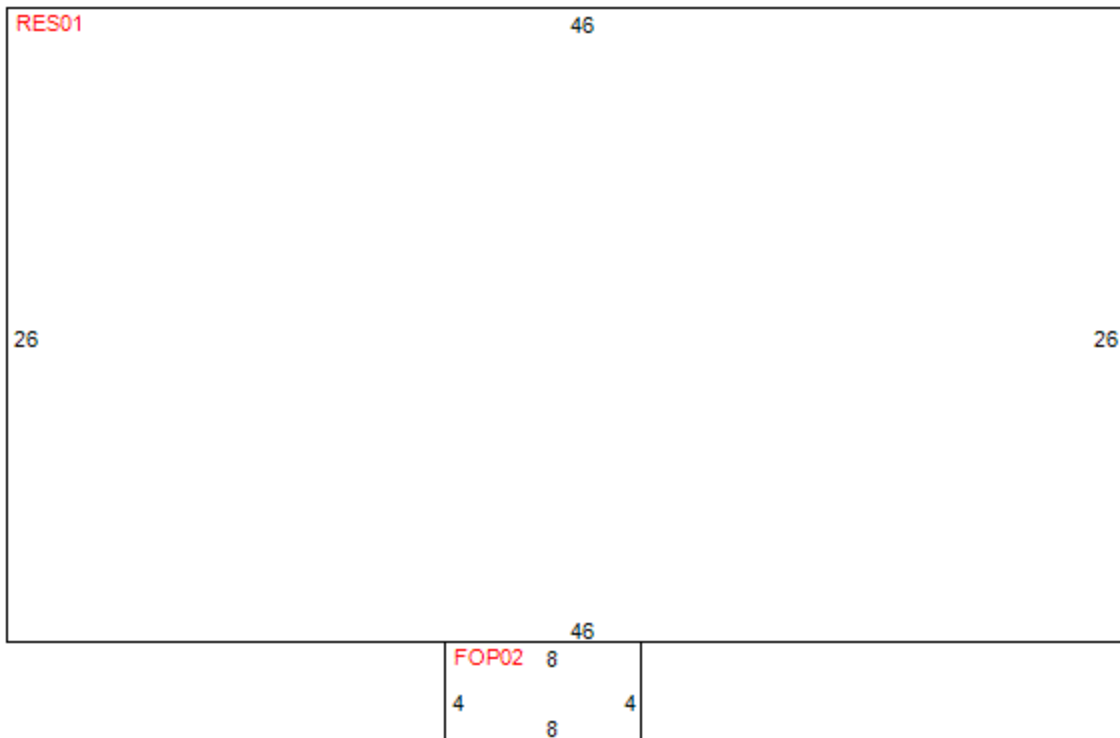
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		100.0	141.0	R1A	100.00	FF						
Neighborhood 5001												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

RES01=L46U26R46D26.L20
 FOP02=D4L8U4R8.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 8/16/2021 by 218

Year Built 1962
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 144

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1962	N	0 %	0 %	1,196	1,196
FOP	0201	- NO EXTERIOR	1.00	1962	N	0 %	0 %	32	32

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	60.00	SF	20	1998	3	0.0	0.0	

[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

522
266
318.50
Return to: Brick City Title Ins.
521 NE 25th Street
Ocala, FL 34470



PREPARED BY: & RETURN TO:

Name: Del Mar Title Services, LLC
Address: 2255 Glades Road
Ste 335W
Boca Raton, FL 33431
File No. CL12-6392

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 03/05/2013 02:34:04 PM

FILE #: 2013022536 OR BK 05820 PGS 0767-0772

REC 52.50 DEED DS 266.00

OS

Parcel No.: R-2507-001-008

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **SPECIAL WARRANTY DEED**, made the 22 day of **February**, 2013, by **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, hereinafter called the Grantor, to **BACK TO BASIC HOLDINGS, LLC**, a **Florida Limited Liability Company** having its principal place of business at 2011 NW MLK JR. Drive, Ocala, FL 34475, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Marion, State of Florida, viz:

Lot 8, in Block "A", of Oakcrest Homesites, according to the Plat thereof, as recorded in Plat Book "F", at Page 150, of the Public Records of Marion County, Florida.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$45,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$45,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

***Limited Power of Attorney to Execute Documents from Federal National Mortgage Association AKA Fannie Mae to Gladstone Law Group, P.A. is recorded in OR Book 05785, Page 1559 of the Public Records of Marion County, Florida.

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:

Witness Signature

Printed Name: SCOT ROSENTHAL

Witness Signature

Printed Name: Elizabeth Johnston

Federal National Mortgage Association AKA Fannie Mae

By: Kara L. Stachel

Printed Name: Kara L. Stachel

as authorized signatory for Gladstone Law Group, P.A., as Attorney-in-Fact for Federal National Mortgage Association AKA Fannie Mae

499 W. Palmetto Park Rd. #300, Boca Raton, FL 33486

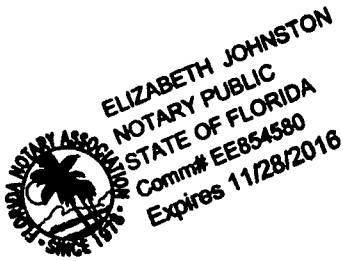
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of February, 2013, by Kara Stachel, as authorized signatory for Gladstone Law Group, P.A., as Attorney-in-Fact for Federal National Mortgage Association AKA Fannie Mae, who is personally known to me or who has produced _____ as identification.

Elizabeth Johnston
Signature of Notary

Printed Name:

My commission expires:



ACTION BY WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF
GLADSTONE LAW GROUP, P.A.

The undersigned being the Director of Gladstone Law Group, P.A, does hereby take and adopt the following action in writing:

Gladstone Law Group, P.A., has been given Limited Power of Attorney to execute documents by Federal National Mortgage Association (Fannie Mae) to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of the real properties owned by Fannie Mae in the State of Florida. Such powers include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Execution of any other approved document as directed by Fannie Mae.

The rights, powers and authority of Gladstone Law Group, P.A., under this Limited Power of Attorney commenced on April 5, 2012, and shall be in full force and effect until (1) December 31, 2013; or (2) the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers and authority.

The undersigned believes it is in the best interest of Gladstone Law Group, P.A. to authorize the following individuals to have the authority to sign the documents enumerated above on behalf of Gladstone Law Group, P.A.:

Kara Stachel, Esq.
Scot Peschansky, Esq.
Sandra Jeffrey, Title Team Lead
Patti Conway, Executive Director of Operations
Andrea Tromberg, Esq.
Yacenda Hudson, Esq.

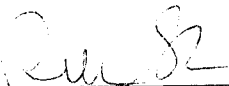
This authorization shall terminate upon the termination of Limited Power of Attorney from Fannie Mae or upon the termination of employment of that person with Gladstone Law Group, P.A.

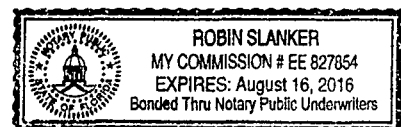
This action is adopted this 18 day of Feb, 2013.

By: 
Roger Gladstone, Esq.
Director
Gladstone Law Group, P.A.

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of Feb, 2013, by Roger Gladstone as Director of Gladstone Law Group, P.A., who is personally known to me or who has produced _____ as identification.


Signature of Notary
Printed Name: Robin Slanker
My commission expires: Aug. 16, 2016



LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

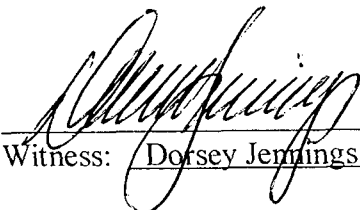
FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Gladstone Law Group, P.A., organized under the laws of the State of Florida, with an office for the conduct of business at 1499 West Palmetto Park Road, Suite 300, Boca Raton, Florida 33486, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Florida. Such powers shall include, but are not limited to, the following:

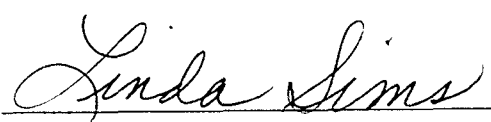
1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

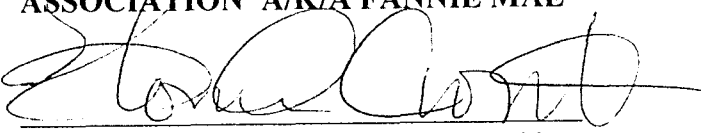
1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

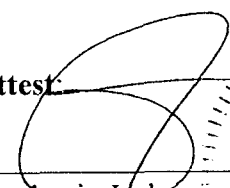
EXECUTED this 5th day of April, 2012.

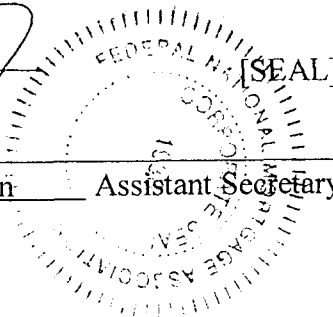

Witness: Dorsey Jennings


Witness: Linda Sims

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION A/K/A FANNIE MAE**


Elonda Crockett Vice President

Attest: 
Stephanie Jackson Assistant Secretary

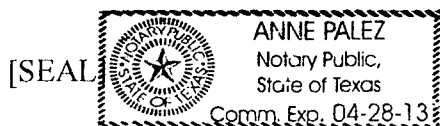


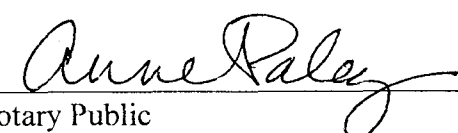
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 5th day of April, 2012 before me appeared Elonda Crockett and Stephanie Jackson, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.




Notary Public

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

Page 2



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BACK TO BASIC HOLDINGS LLC

Filing Information

Document Number	L12000150795
FEI/EIN Number	46-1627926
Date Filed	12/03/2012
Effective Date	12/03/2012
State	FL
Status	ACTIVE

Principal Address

4211 NW BLITCHTON RD
OCALA, FL 34482

Changed: 05/06/2020

Mailing Address

4211 NW BLITCHTON RD
OCALA, FL 34482

Changed: 05/06/2020

Registered Agent Name & Address

DUGGAN, JOHN WJR
4211 NW BLITCHTON RD
OCALA, FL 34482

Address Changed: 05/06/2020

Authorized Person(s) Detail

Name & Address

Title Manager

DUGGAN, JOHN W, Jr.
4211 NW BLITCHTON RD
OCALA, FL 34482

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2023	01/24/2023
2024	01/29/2024
2025	02/08/2025

Document Images

02/08/2025 -- ANNUAL REPORT	View image in PDF format
01/29/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/22/2022 -- ANNUAL REPORT	View image in PDF format
01/30/2021 -- ANNUAL REPORT	View image in PDF format
05/06/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/02/2018 -- ANNUAL REPORT	View image in PDF format
02/08/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/21/2015 -- ANNUAL REPORT	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
01/02/2013 -- ANNUAL REPORT	View image in PDF format
12/03/2012 -- Florida Limited Liability	View image in PDF format



GROWN MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

1/9/2026

CASE NO: CE26-0022

BACK TO BASIC HOLDINGS LLC
DUGGAN JOHN W JR (REGISTERED AGENT)
4211 NW BLITCHTON RD
OCALA, FL. 34482-4058

RE: 2507-001-008 | 1243 NE 23RD ST

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 02/11/2026

Violations:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a after the fact building permit for the plumbing, bathroom remodel, electrical, and sheet rock work being conducted in the residence.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

JEFFREY GUILBAULT,
Code Environmental Inspector
352-598-7571 jguilbault@ocalafl.gov



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

02/13/2026

BACK TO BASIC HOLDINGS LLC
DUGGAN JOHN W JR (REGISTERED AGENT)
4211 NW BLITCHTON RD
OCALA, FL. 34482-4058

Respondent(s) _____ /

Location of Violation: 1243 NE 23RD ST|2507-001-008

Case Number: CE26-0022

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a after the fact building permit for the plumbing, bathroom remodel, electrical, and sheet rock work being conducted in the residence.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE26-0022

**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jeff Guilbault, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 02/13/2026 post the Notice of Violation & Public Hearing to the property, located at 1243 NE 23RD ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

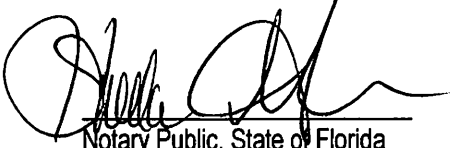
Dated: 02/13/2026



Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/13/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida



City of Ocala
Environmental Enforcement
03/23/2026 09:32:42



1243

City of Ocala
Environmental Enforcement
02/13/2026 08:49:38



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

02/13/2026

BACK TO BASIC HOLDINGS LLC
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Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED
Please obtain a after the fact building permit for the plumbing, bathroom remodel, electrical,
and sheet rock work being conducted in the residence.

City of Ocala
Environmental Enforcement
02/13/2026 08:49:25

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE26-0022

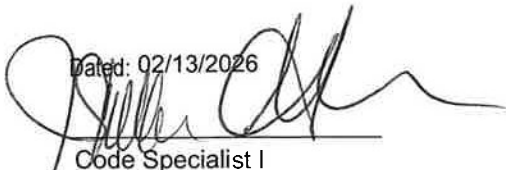
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 02/13/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

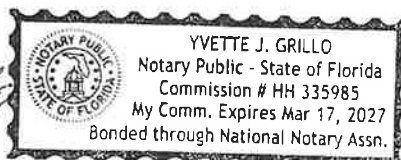
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 02/13/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/13/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
01/08/2026 13:05:37



City of Ocala
Environmental Enforcement
01/09/2026 10:45:44



City of Ocala
Environmental Enforcement
01/09/2026 10:46:43



OUTLET
NEEDS
CLOSE
OFF

City of Ocala
Environmental Enforcement
01/09/2026 10:47:10