



Case Details - No Attachments

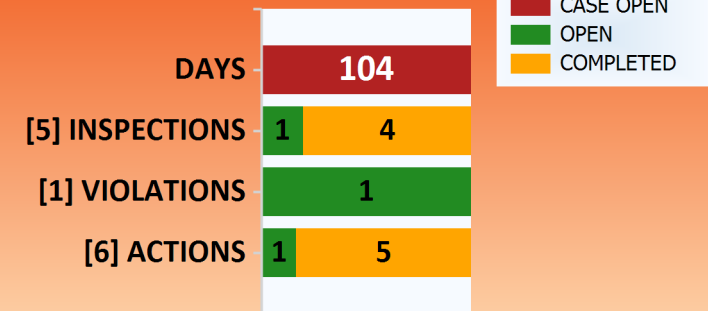
City of Ocala

Case Number

CE26-0560

Description: Derelict Vehicle			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 4/24/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/10/2026
Site Address: 2850 SE 8TH ST OCALA, FL 34471			
Site APN: 2782-053-004		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	REYNOLDS KENESHA L	2850 SE 8TH ST OCALA, FL 34471-2764			
RESPONDENT 1	REYNOLDS KENESHA L	2850 SE 8TH ST OCALA, FL 34471-2764			

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	\$18.48	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$37.23	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	5	\$81.05	\$0.00						
Total Paid for INSPECTION FEES:			\$81.05	\$0.00						
TOTALS:			\$174.27	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHANI SMITH	4/24/2026						Please restore the derelict vehicle to a street-operable condition (such as inflated tires and current displayed FL tag), or remove the derelict vehicle from off the property.		
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS			NOTES		



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0560

INITIAL	SMS	4/24/2026	4/24/2026	COMPLETED		On 04/24/2026, I have responded out to the property in reference to a PE (Public Education) case about tree debris and a derelict vehicle. I have observed that the tree debris was cut up and a majority of the tree debris has been removed from off the property. The derelict vehicle also appears to be a work in progress with one of the previously flat tires being inflated and one other flat tire on the front passenger side. View attachments. Set inspection to monitor progress.
FOLLOW UP	SMS	5/15/2026	5/15/2026	COMPLETED		On 05/15/2026, I have re-inspected the derelict vehicle. I have observed that the derelict vehicle with flat tires and expired tag remains on the property. I did speak to an occupant of the property, and she was on the phone with one of the property owners. They tried to inflate the tires, but it went flat again. So, they will be buying tires to replace them. As for the tag, this will also be replaced. Set inspection to monitor progress.
FOLLOW UP	SMS	6/5/2026	6/5/2026	COMPLETED		On 06/05/2026, I have re-inspected the property in reference to a derelict vehicle. The derelict vehicle remains in the same and prior condition (such as multiple deflated tires). Due to the lapse of time, I have decided to proceed forward with a NOVPH. View attachments. Inspections scheduled.
CASE WORK	SMS	7/21/2026	7/21/2026	COMPLETED		On 07/21/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. Derelict vehicle with flat tires still remains on the property. View attachments.
HEARING INSPECTION	SMS	8/10/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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PREPARE NOTICE	YVETTE J GRILLO	6/23/2026	6/24/2026	NOVPH X 1 REYNOLDS KENESHA L 2850 SE 8TH ST OCALA FL 34471-2764
ADMIN POSTING	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH 91 7199 9991 7039 7684 3557 REYNOLDS, KENESHA L 2850 SE 8TH ST OCALA, FL 34471-2764
FIELD POSTING	STEPHANI SMITH	6/25/2026	6/25/2026	NOVPH NOVPH HAS BEEN POSTED TO FRONT DOOR OF PROPERTY. SIGNED AFFIDAVIT SUBMITTED TO ADMIN. VIEW ATTACHMENTS.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0560

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/30/2026	7/22/2026	Find that the Respondent(s) violated City Code Section 34-122 and order the Respondent(s) to: 1. (a) Remove all abandoned, untagged, and/or inoperable vehicles by 4:00 p.m. on Thursday, September 10, 2026; or (b) Ensure that all vehicles are properly registered, operational, and maintained in compliance with City Code Section 34-122. No abandoned or derelict vehicle shall be kept, stored, placed, or maintained on the property. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$50.00 per day shall be imposed until the violation is fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the violation into compliance, including the removal of abandoned or derelict vehicles with the assistance of the Ocala Police Department in accordance with its vehicle towing procedures. 2. Pay the prosecution costs of \$174.27 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



City of Ocala
Code Enforcement Division
7/21/26, 8:55 AM



City of Ocala
Code Enforcement Division
7/21/26, 8:55 AM



City of Ocala
Code Enforcement Division
7/21/26, 8:56 AM



City of Ocala
Code Enforcement Division
6/5/26, 8:25 AM



City of Ocala
Code Enforcement Division
6/5/26, 8:25 AM



City of Ocala
Code Enforcement Division
6/5/26, 8:25 AM



City of Ocala
Code Enforcement Division
6/5/26, 8:25 AM



City of Ocala
Code Enforcement Division
4/24/26, 10:01 AM



City of Ocala
Code Enforcement Division
4/24/26, 10:01 AM



City of Ocala
Code Enforcement Division
4/24/26, 10:02 AM



City of Ocala
Code Enforcement Division
4/24/26, 10:02 AM



City of Ocala
Code Enforcement Division
4/24/26, 10:02 AM

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

2782-053-004

[GOOGLE Street View](#)

Prime Key: 662071

[MAP IT+](#)

Current as of 4/24/2026

Property Information

REYNOLDS KENESHA L
2850 SE 8TH ST
OCALA FL 34471-2764

Taxes / Assessments:
Map ID: 196
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .54

Situs: 2850 SE 8TH ST OCALA

2025 Certified Value

Land Just Value	\$110,600		
Buildings	\$151,819		
Miscellaneous	\$604		
Total Just Value	\$263,023	Impact	
Total Assessed Value	\$92,327	<u>Ex Codes:</u> 01 38	(\$170,696)
Exemptions	(\$50,722)		
Total Taxable	\$41,605		
School Taxable	\$67,327		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$110,600	\$151,819	\$604	\$263,023	\$92,327	\$50,722	\$41,605
2024	\$102,700	\$128,981	\$512	\$232,193	\$89,725	\$50,000	\$39,725
2023	\$94,800	\$128,339	\$558	\$223,697	\$87,112	\$50,000	\$37,112

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6037/1497	05/2014	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$109,900
5959/1323	11/2013	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$65,000
5915/1683	12/2012	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$134,400
4020/0797	04/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$127,000
2493/1906	04/1998	02 DEED NC	2 V-SALES VERIFICATION	U	I	\$66,100
2472/0983	03/1998	06 SPECIAL WARRANTY	0	U	I	\$100
2449/1388	12/1997	31 CERT TL	2 V-SALES VERIFICATION	U	I	\$67,029
2365/0278	05/1997	61 FJDGMNT	0	U	I	\$100
2354/0802	03/1997	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100

Property Description

SEC 15 TWP 15 RGE 22

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		158.0	150.0	R1A	158.00	FF						
Neighborhood 5117												
Mkt: 8 70												

Traverse

Building 1 of 1

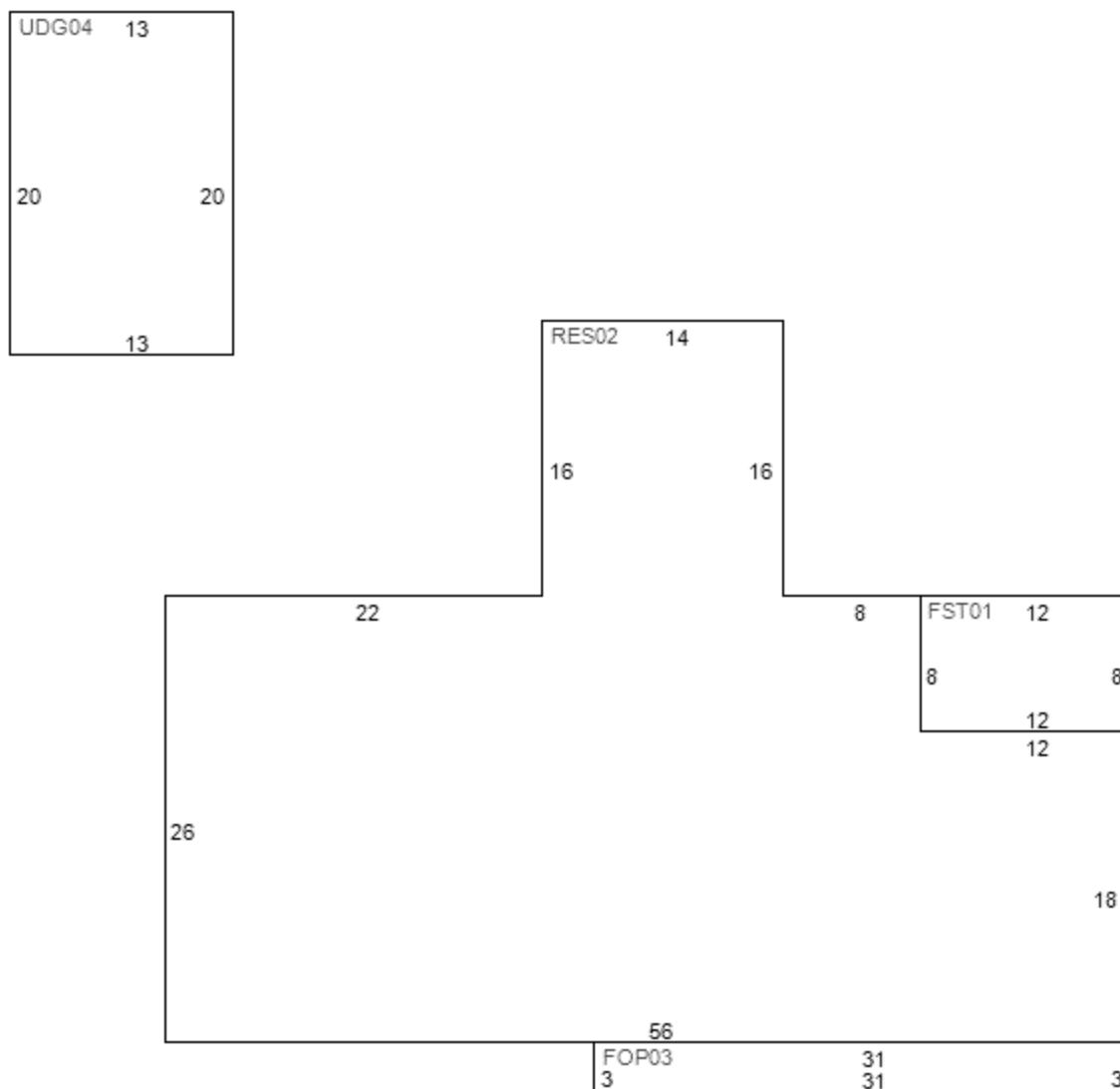
FST01=L12D8R12U8.L12

RES02=L8U16L14D16L22D26R56U18L12U8.R12D2

6

FOP03=L31D3R31U3.L65U40

UDG04=U20R13D20L13.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1974
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	5/1/2020 by 025	Architecture 0 - STANDARD SFR
		Base Perimeter 196

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FST 0129	- VINYL SIDING	1.00	1974	N	0 %	0 %	96	96
RES 0229	- VINYL SIDING	1.00	1974	N	0 %	0 %	1,584	1,584
FOP 0301	- NO EXTERIOR	1.00	1974	N	0 %	0 %	93	93
UDG 0427	- MASONITE	1.00	1974	N	0 %	0 %	260	260

Section: 2

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 0	Dishwasher: N
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	420.00	SF	20	1974	3	0.0	0.0

Appraiser Notes

8/2012 REVIEW
REMOVED FENCE
FST HAS NO A/C

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01549	9/1/2003	-	RSRA
OC01054	6/1/1994	-	RSRA

18.50
769.30
RECORD & RETURN TO
NTR ESTATES LLC
227 SE Marion Road,
Suite 101
Ocala, FL 34471
File No. 14-0420



Warranty Deed

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 05/12/2014 04:12:50 PM
FILE #: 2014044545 OR BK 06037 PGS 1497-1498

REC 18.50 DEED DS 769.30

This Indenture, made , May 8, 2014 A.D.

Between

NTR Estates LLC, a Florida Limited Liability Company, whose post office address is: 617 SE 28th Street, Ocala, Florida 34471, Grantor and **Kenesha L. Reynolds** whose post office address is: 2850 SE 8th Street, Ocala, Florida 34471, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Marion, State of Florida, to wit:

Lots 3, 4 and the Southeasterly 2/3rds of Lot 5, Block 53, OCALA HIGHLANDS, according to the plat thereof, as recorded in Plat Book C, Pages 1 and 2, Public Records of Marion County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **2782-053-004**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

NTR Estates LLC

Signed and Sealed in Our Presence:

By: _____

Nichole Roberts

Its: mgr

Witness Print Name: _____

Christy Tippet

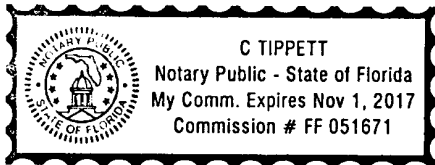
Witness Print Name: _____

Burnips

State of
County of

Florida
Marion

The foregoing instrument was acknowledged before me this 8th day of May, 2014, by **Nichole Roberts, the mgr of NTR Estates LLC**, a Florida Limited Liability Company. He/She is personally known to me or has produced drivers license as identification.



Notary Public
Notary Printed Name: _____

(Seal)

My Commission Expires: _____

Prepared by:
Christine Tippet, an employee of
1st Quality Title, LLC,
3227 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 14-0420



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

REYNOLDS KENESHA L
2850 SE 8TH ST
OCALA FL 34471-2764

06/25/2026

Respondent(s) _____ /

Location of Violation: 2850 SE 8TH ST/ 2782-053-004

Case Number: CE26-0560

Inspector Assigned: Stephani Smith

Required Compliance Date: 08/10/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Please restore the derelict vehicle to a street-operable condition (such as inflated tires and current displayed FL tag), or remove the derelict vehicle from off the property.

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:

Stephani Smith Sr Code Inspector
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE26-0560

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 06/25/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 2850 SE 8TH ST, OCALA.
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.

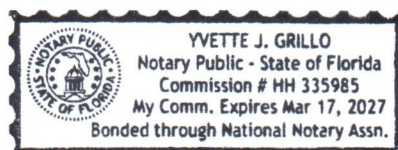
Dated: 06/25/2026

Senior Code Inspector

STATE OF FLORIDA
MARION COUNTY

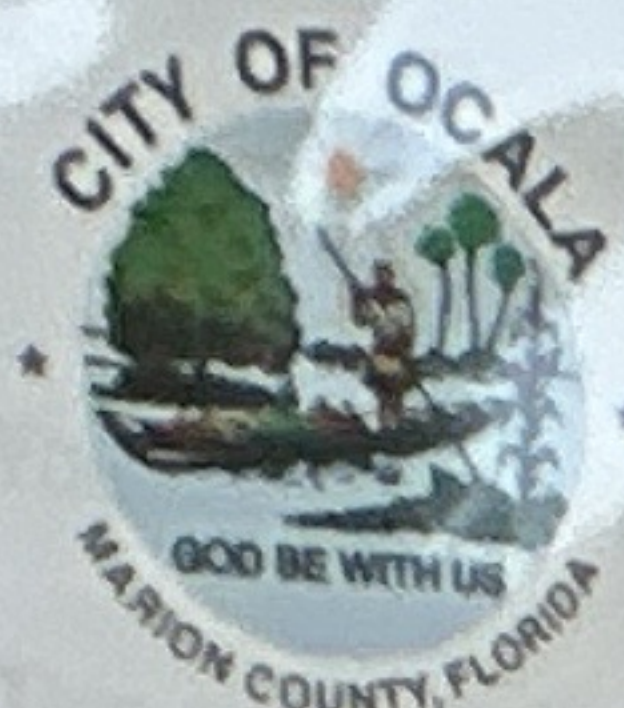
SWORN TO (or affirmed) before me: 06/25/2026 by Yvette Grillo, City of Ocala, who is personally known to me.

Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/25/26, 8:54 AM



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

06/25/2026

REYNOLDS, KENESHA L.
2850 SE 8TH ST
OCALA FL 34471-2764

Respondent(s) _____

Location of Violation: 2850 SE 8TH ST/2782-053-004

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City of Ocala
Code Enforcement Division
6/25/26, 8:53 AM

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

CASE NO: CE26-0560

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 06/25/2026 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.

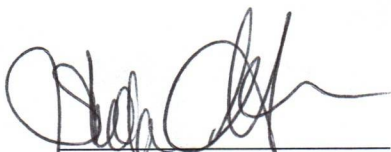
FURTHER, AFFIANT SAYETH NAUGHT.

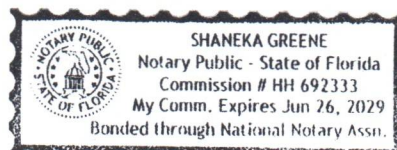
Dated: 06/25/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/25/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

NDYPH-0560

CERTIFIED MAIL

JACKSONVILLE RPDC 320



2 JUL 2026

FIRST-CLASS

PM 1 L



US POSTAGE PITNEY BOWES

ZIP 34471 \$ 008.86⁰
02 7W
0008039548 JUL 01 2026

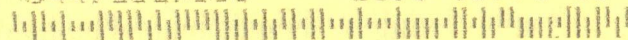
91 7199 9991 7039 7684 3557

REYNOLDS KENESHA L
2850 SE 8TH ST
OCALA FL 34471-2764

NIXIE 326 EE 1 7207/09/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *1639-02772-02-32



34471-2764302