



# Case Details - No Attachments

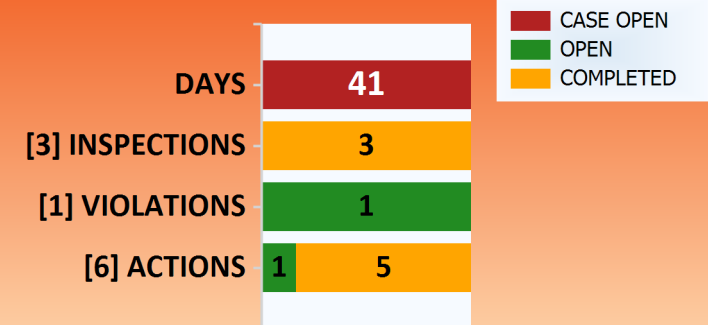
City of Ocala

Case Number

**CE25-1134**

Description: Overgrowth and homeless camp			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 10/30/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/9/2025
Site Address: 0 , FL 34475			
Site APN: 2571-007-007		Officer: JENNIPHER L BULLER	
Details:			

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/31/2025	10/31/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	10/31/2025	10/31/2025	NOVPH MAILED 9489 0090 0027 6697 0025 76 PIERSON ASHLEY 854 NW 6TH AVE OCALA, FL. 34475-5968
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	11/3/2025	11/3/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing.
PREPARE NOTICE	SHANEKA GREENE	10/31/2025	10/31/2025	NOVPH Compliance date: 11/20/2025



STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$183.97 by January 1st, 2026.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PIERSON ASHLEY	854 NW 6TH AVE OCALA, FL 34475-5968			
RESPONDENT 1	PIERSON ASHLEY	854 NW 6TH AVE OCALA, FL 34475-5968			

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	5	\$110.00	\$0.00						





# Case Details - No Attachments

City of Ocala

Case Number

**CE25-1134**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:				\$183.97	\$0.00					
TOTALS:				\$183.97	\$0.00					

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	11/20/2025	11/20/2025	NON COMPLIANT		I conducted a follow up inspection. I observed the property remained non-compliant. Photo attached. Proceed to hearing as scheduled.
HEARING INSPECTION	JLB	12/9/2025	12/9/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed the property remained non-compliant. Photo attached. Proceed to hearing to obtain an order.
INITIAL	JLB	10/30/2025	10/30/2025	NON COMPLIANT		While in the area, I observed overgrowth, unsightly, and unsanitary matter (homeless activity) upon the property. Attempts have been made to reach the property unsuccessfully for the adjoining property (854 NW 6TH AVE, CE25-0459). Follow up scheduled. Request for Notice of Violation and Public Hearing to be prepared.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES



SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	10/30/2025				Overgrowth and unsightly or unsanitary matter upon the property. Cut and clean property.
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-1134

Petitioner,

VS.

PIERSON, ASHLEY

Respondents \_\_\_\_\_ /

**AFFIDAVIT OF CASE PROSECUTION COSTS**  
**FSS. 162.07(2)**

**STATE OF FLORIDA**  
**COUNTY OF MARION**

**BEFORE ME**, the undersigned authority, personally appeared, JENNIPHER L BULLER, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Attorney Fees:			

**2. Inspector(s) Time:**

	<b>Cost</b>	<b># @ .5 hour(s)</b>	<b>Total:</b>
Inspection(s)	\$12.50	3	\$37.50

**3. Clerical & Casework Time:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Clerical:	\$22.00	5	\$110.00

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

	<b>Cost</b>	<b># of page(s)</b>	<b>Addl. page(s)</b>	<b># of addl. page(s)</b>	<b>Total:</b>
Fee(s):	\$18.75	1			\$18.75

**5. Copies of Related Document(s):**

	<b>Cost</b>	<b># of page(s)</b>	<b>Total:</b>
Clerical:			

**6. Postage Cost(s):**


	<b>Cost</b>	<b># of Regular</b>	<b>Cost</b>	<b># of Certified</b>	
Postage:			\$17.72	2	\$17.72

**Total Costs: \$183.97**

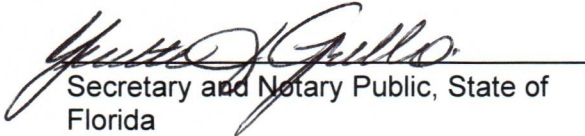


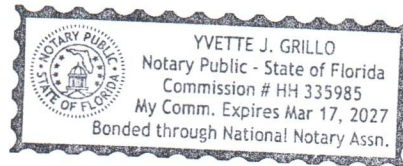
FURTHER. AFFIANT SAYETH NOT. Dated This:  
11/24/2025

STATE OF FLORIDA  
COUNTY OF MARION

  
JENNIPHER L BULLER  
Supervisor, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov  
by JENNIPHER L BULLER who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida





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

2571-007-007

Prime Key: 3005236

[MAP IT+](#)

Current as of 10/30/2025

### [Property Information](#)

PIERSON ASHLEY  
854 NW 6TH AVE  
OCALA FL 34475-5968

### [Certified Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 00

Acres: .16

### [2025 Certified Value](#)

Land Just Value	\$8,925		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$8,925		
Total Assessed Value	\$4,790	Impact	(S4,135)
Exemptions	\$0	<a href="#">Ex Codes:</a>	
Total Taxable	\$4,790		
School Taxable	\$8,925		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$8,925	\$0	\$0	\$8,925	\$4,790	\$0	\$4,790
2024	\$8,925	\$0	\$0	\$8,925	\$4,355	\$0	\$4,355
2023	\$5,652	\$0	\$0	\$5,652	\$3,959	\$0	\$3,959

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5610/1200</a>	12/2011	25 PER REP	0	U	I	\$100
<a href="#">5593/1452</a>	11/2011	05 QUIT CLAIM	0	U	I	\$100
<a href="#">DETH/REGS</a>	03/2011	71 DTH CER	0	U	I	\$100
<a href="#">DETH/REGS</a>	05/2006	71 DTH CER	0	U	I	\$100
<a href="#">2707/0027</a>	09/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$3,500
<a href="#">2509/1361</a>	05/1998	26 TRUSTEE	7 PORTIONUND INT	U	V	\$3,250
<a href="#">2509/1360</a>	05/1998	07 WARRANTY	7 PORTIONUND INT	U	V	\$3,250

### [Property Description](#)

SEC 07 TWP 15 RGE 22  
PLAT BOOK A PAGE 6  
DUNNS NW ADD TO OCALA  
BLK G LOT 7 & S 16 FT LOT 5 & N 14 FT LOT 9

Parent Parcel: 2571-007-001

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		70.0	100.0	R2	70.00	FF						
Neighborhood 4493												
Mkt: 8 70												

### [Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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### [Appraiser Notes](#)

### [Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
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DATE: 12/27/2011 09:32:18 AM

FILE #: 2011118339 OR BK 05610 PGS 1200-1201

REC 18.50 DEED DS 0.70 *kw*Recording requested by: Ashley Pierson Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Ashley Pierson  
Address: 1941 SW 10th Road  
City/State/Zip: Ocala FL 34471Name: Ashley Pierson  
Address: 1941 SW 10th Road  
City/State/Zip: Ocala FL 34471

Property Tax Parcel/Account Number: \_\_\_\_\_

## Quitclaim Deed

This Quitclaim Deed is made on \_\_\_\_\_, between

Ashley Pierson Personal Rep., Grantor, of 854 NW 6th Ave  
 \_\_\_\_\_, City of Ocala, State of Florida,  
 and Ashley Pierson, Grantee, of 854 NW 6th Ave  
 \_\_\_\_\_, City of Ocala, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 854 NW 6th Ave

\_\_\_\_\_, City of Ocala, State of Florida:

PL=01 Seq=180229

Lot 7, South 16 feet of Lot 5 and Month 14 feet

EC-01/00/00/00/00

of Lot 9 Block 6

Sec 07 Twp 15 R6E 22

Plat Book A page 6

DUNNS NW ADD TO Ocala

Blk 6 Lots 1-3 &amp; N 24 ft of Lot 5

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.



Dated: 12/27/11

Ashequiale Pierson  
Signature of Grantor

Ashequiale Pierson personal rep. for Betty Jean Lissimore  
Name of Grantor

[Signature]  
Signature of Witness #1

Russell Zimmerman  
Printed Name of Witness #1

Ernie Council  
Signature of Witness #2

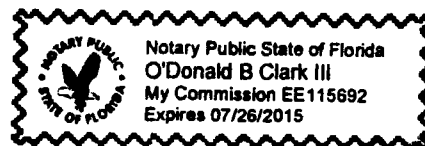
Jamie Council  
Printed Name of Witness #2

State of Florida County of Marion

On \_\_\_\_\_, the Grantor, \_\_\_\_\_,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

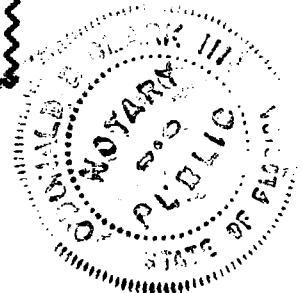
O'Donald B. Clark III.  
Notary Signature



Notary Public,

In and for the County of Marion State of Florida

My commission expires: 7-26-2015 Seal



Send all tax statements to Grantee.

★NOVA Quitclaim Deed Pg.2 (07-09)





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

## NOTICE OF VIOLATION AND PUBLIC HEARING

11/03/2025

PIERSON ASHLEY  
854 NW 6TH AVE  
OCALA, FL. 34475-5968

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2571-007-007|VACANT LOT

**Case Number:** CE25-1134

**Inspector Assigned:** Jennipher Buller

**Required Compliance Date:** 11/20/2025

**Public Hearing Date & Time:** 12/11/2025 17:30

**Violation(s) and How to Abate:**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER

Overgrowth and unsightly or unsanitary matter upon the property. Cut and clean 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 – 2<sup>nd</sup> 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:

Jennipher Buller      Supervisor  
jbuller@ocalafl.gov  
352-425-3451



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

CASE NO: CE25-1134

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

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 11/03/2025 post the Notice of Violation & Public Hearing to the property, located at 2574-007-007| VACANT LOT.
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.

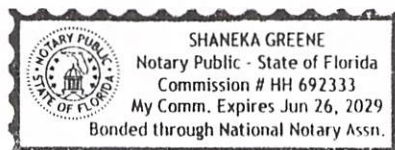
Dated: 11/03/2025

Jennifer Buller  
Supervisor

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 11/03/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
11/3/2025 11:09 AM





ENT  
309  
E THIS  
PPROVAL  
Y CODE  
DIVISION

Office DEBOLO®



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

# NOTICE OF VIOLATION AND PUBLIC HEARING

11/03/2025

PIERSON ASHLEY  
854 NW 6TH AVE  
OCALA, FL. 34475-5968

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2571-007-007[VACANT LOT]  
**Case Number:** CE25-1134  
**Inspector Assigned:** Jennipher Buller  
**Required Compliance Date:** 11/20/2025  
**Public Hearing Date & Time:** 12/11/2025 17:30  
**Violation(s) and How to Abate:**  
  
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER  
Overgrowth and unsightly or unsanitary matter upon the property. Cut and clean property.

City of Ocala  
Code Enforcement Division  
11/3/2025 11:09 AM



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

CASE NO: CE25-1134

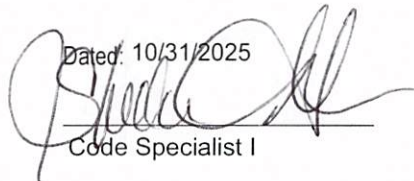
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

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 10/31/2025 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.

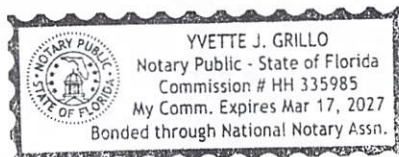
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 10/31/2025  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 10/31/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida







**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

*NOV PH-1134*

*VAC*

PIERSON ASHLEY  
854 NW 6TH AVE  
OCALA, FL. 34475-5968

3447545552187

UNITED STATES  
POSTAL SERVICE®

**CERTIFIED MAIL**



9489 0090 0027 6697 0025 76

JACKSONVILLE RPDC 320

4 NOV 2025 PM 3 L

Label 890-PBX Oct. 2015  
Pitney Bowes

**FIRST-CLASS**



**US POSTAGE** TM PITNEY BOWES



ZIP 34471 **\$ 008.86<sup>0</sup>**  
02 7W  
0008039548 NOV 03 2025

NTXTF

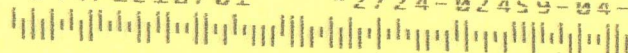
376 FF 1

0011/08/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

SL: 344/1218/01

2/24-02459-04-40

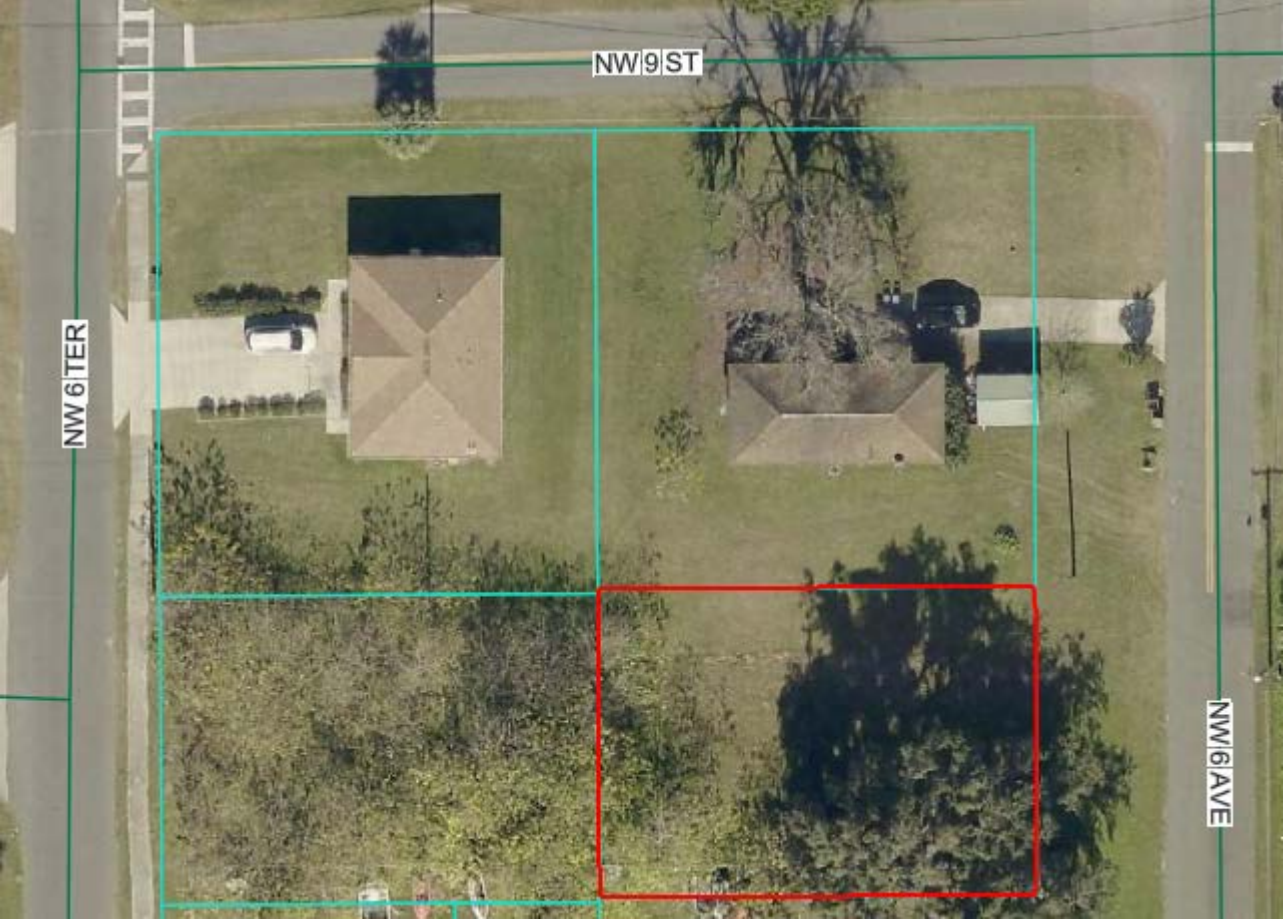




NW 9 ST

NW 6 TER

NW 6 AVE







City of Ocala  
Code Enforcement Division  
12/9/2025 8:47 AM





City of Ocala  
Code Enforcement Division  
10/30/2025 9:42 AM





City of Ocala  
Code Enforcement Division  
10/30/2025 9:42 AM





City of Ocala  
Code Enforcement Division  
10/30/2025 9:42 AM