



Case Details - No Attachments

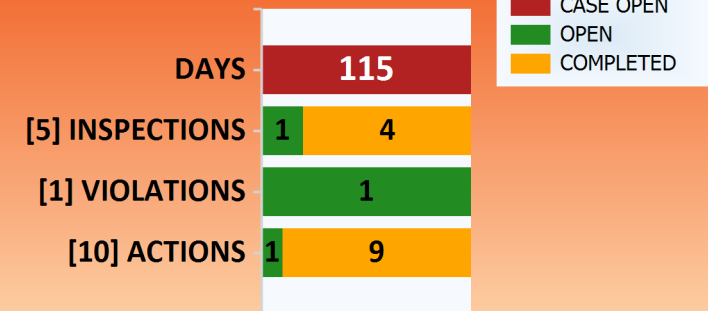
City of Ocala

Case Number

CE26-0509

Description: Derelict Veh			Status: HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 4/13/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/7/2026
Site Address: 43 SW 21ST AVE OCALA, FL 34475			
Site APN: 2260-149-028		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

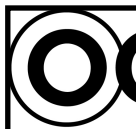
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PULLINGS DEBRA L	43 SW 21ST AVE OCALA, FL 34475-6230			
RESPONDENT 1	PULLINGS DEBRA	43 SW 21ST AVE OCALA, FL 34475			

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						
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:			\$37.21	\$0.00						



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Case Number

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DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
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	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$4.41	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$26.47	\$0.00						
INSPECTORS	001-359-000-000-06-35960	5	\$81.05	\$0.00						
Total Paid for INSPECTION FEES:			\$81.05	\$0.00						
TOTALS:			\$190.51	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0509

SECTION 34-122 ABANDONED OR DERELICT VEHICLES	CHARLES HANNAH	4/13/2026				Derelict vehicle in yard. Please register or remove black Chevrolet SUV from property. Compliance date is May 4, 2026.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	4/13/2026	4/13/2026			I observed a black Chevy SUV in front yard with no DMV registration tag.
FOLLOW UP	SMS	5/12/2026	5/12/2026	COMPLETED		Assigned to Senior Inspector, Stephani Smith. On 05/12/2026, I have re-inspected the property in reference to a derelict vehicle. I have observed that the derelict vehicle without a displayed and current tag still remains on the property. I have reached out to the vehicle owner and left a detailed voice-mail message. Afterwards, I have received a text message. They have requested another 1-2 weeks to have the vehicle removed (to which I have granted). View attachments.
FOLLOW UP	SMS	5/26/2026	5/26/2026	COMPLETED		On 05/26/2026, I have re-inspected the property in reference to a derelict vehicle. Derelict vehicle continues to exist on the property bearing no valid tag. In addition to this, it appears that they may be using the vehicle as storage with the items being stored within the vehicle. I have decided to move forward with the generation of a NOVPH. View attachments. Inspections scheduled.
CASE WORK	SMS	7/14/2026	7/14/2026	COMPLETED		On 07/14/2026, I have re-inspected the property in reference to the NOVPH compliance inspection. I have observed that the derelict vehicle without displayed FL tag remains on the property. View attachments.
HEARING INSPECTION	SMS	8/7/2026				



Case Details - No Attachments

City of Ocala

Case Number

CE26-0509

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/14/2026	4/15/2026	CLTO X 11 PULLINGS DEBRA L 43 SW 21ST AVE OCALA FL 34475-6230
REGULAR MAIL	SHANEKA GREENE	4/15/2026	4/15/2026	CLTO MAILED
CONTACT	JENNIPHER L BULLER	5/5/2026	5/5/2026	Phone call from owner of the derelict Alex 352-812-7748. Request 1 more week to get the vehicle towed.
CONTACT	STEPHANI SMITH	5/12/2026	5/12/2026	ALEXIS (352)-812-7748
ADMIN POSTING	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH MAILED 9489 0090 0027 6696 9951 76 PULLINGS DEBRA L 43 SW 21ST AVE OCALA, FL. 34475-6320
PREPARE NOTICE	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH X 1 PULLINGS DEBRA L 43 SW 21ST AVE OCALA FL 34475-6230
FIELD POSTING	STEPHANI SMITH	5/28/2026	5/28/2026	NOVPH READY FOR POSTING NOVPH POSTED TO FRONT DOOR. SIGNED AFFIDAVIT PROVIDED TO ADMIN.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0509

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/29/2026	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 located on the property 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 corrected. 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 \$190.51 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



City of Ocala
Code Enforcement Division
7/14/26, 9:32 AM



City of Ocala
Code Enforcement Division
7/14/26, 9:32 AM



City of Ocala
Code Enforcement Division
5/26/26, 8:54 AM



City of Ocala
Code Enforcement Division
4/13/26, 10:13 AM



City of Ocala
Code Enforcement Division
4/13/26, 10:13 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

2260-149-028

[GOOGLE Street View](#)

Prime Key: 1257905

[MAP IT+](#)

Current as of 4/13/2026

Property Information

PULLINGS DEBRA L
43 SW 21ST AVE
OCALA FL 34475-6230

Taxes / Assessments:
Map ID: 162
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .16

Situs: 43 SW 21ST AVE OCALA

2025 Certified Value

Land Just Value	\$9,818		
Buildings	\$148,285		
Miscellaneous	\$917		
Total Just Value	\$159,020		
Total Assessed Value	\$95,258	Impact	
Exemptions	(\$50,722)	<u>Ex Codes:</u> 01 38	(\$63,762)
Total Taxable	\$44,536		
School Taxable	\$70,258		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$9,818	\$148,285	\$917	\$159,020	\$95,258	\$50,722	\$44,536
2024	\$8,330	\$168,042	\$1,055	\$177,427	\$92,573	\$50,000	\$42,573
2023	\$5,950	\$177,085	\$1,147	\$184,182	\$89,877	\$50,000	\$39,877

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3765/1285	06/2004	41 CORP	2 V-SALES VERIFICATION	U	I	\$79,800
2148/1691	06/1995	05 QUIT CLAIM	0	U	V	\$100
1826/1424	04/1992	31 CERT TL	0	U	V	\$2,500

Property Description

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END OCALA
BLK 149 LOTS 28.30

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		70.0	100.0	R2	70.00	FF						

Neighborhood 4491
Mkt: 8 70

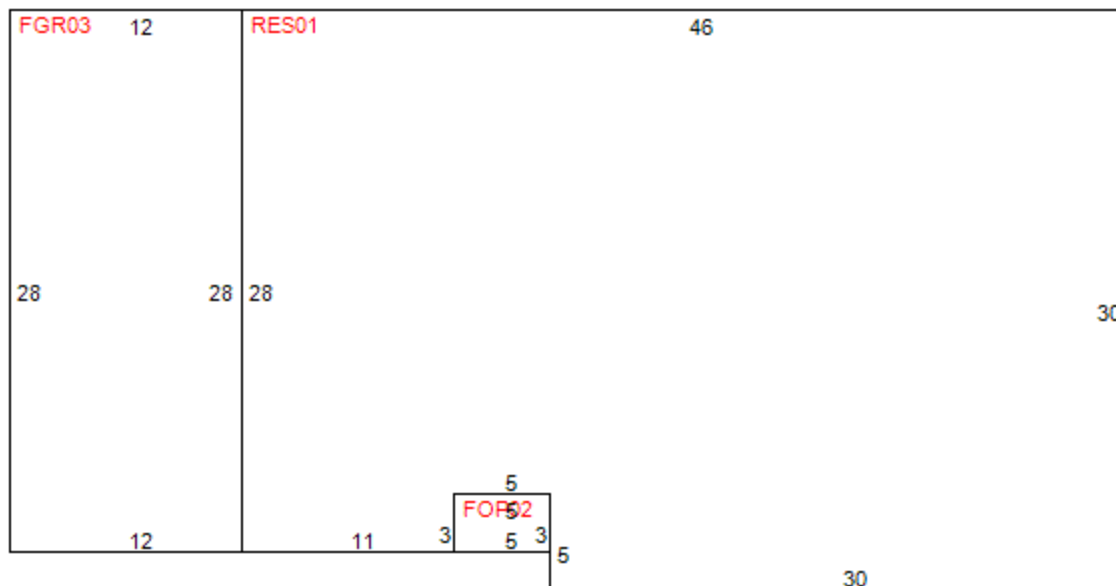
[Traverse](#)

Building 1 of 1

RES01=L11U28R46D30L30U5L5D3.

FOP02=U3R5D3L5.L11

FGR03=L12U28R12D28.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 6/22/2021 by 218

Year Built 2004
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 158

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	2004	N	0 %	0 %	1,333	1,333
FOP 0201	- NO EXTERIOR	1.00	2004	N	0 %	0 %	15	15
FGR 0332	- CONC BLK-STUCO	1.00	2004	N	0 %	0 %	336	336

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
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: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	64.00	LF	10	2004	4	0.0	0.0
159 PAV CONCRETE	720.00	SF	20	2004	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
ELE24-0781	7/17/2024	7/18/2024	PULLINGS ELEC REPAIR
OC01532	-	6/1/2004	SFR

Prepared by
Mary Dale Owen, an employee of
First American Title Insurance Company
216 Northeast First Avenue
Ocala, Florida 34470
(352) 732-7910



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 07/09/2004 03:51:46 PM
FILE #: 2004097036 OR BK 03765 PGS 1285-1286

Return to: Grantee

RECORDING FEES 18.50

File No.: 1086-531503

DEED DOC TAX 558.60

CORPORATE WARRANTY DEED

This indenture made on **June 18, 2004** A.D., by

Greater Ocala Community Development Corporation, a Florida Non-Profit Corporation

whose address is: **P.O. Box 5582, Ocala, FL 34478**
hereinafter called the "grantor", to

Debra L. Pullings

whose address is: **43 SW 21st Avenue, Ocala, FL 34474**
hereinafter called the "grantee":

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 **Marion County, Florida**, to-wit:

Lot 28 and 30, Block 149 of WEST END OCALA, according to the Plat thereof as recorded in Plat Book A, Page(s) 53, of the Public Records of Marion County, Florida.

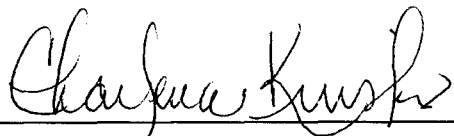
Parcel Identification Number: **2260-149-028**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

Greater Ocala Community Development Corp,
a Florida Corporation



By: Charlena Kinsler, Executive Director

(Corporate Seal)

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Renee F Ware

State of **Florida**

County of **Marion**

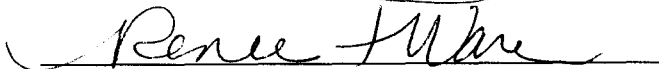
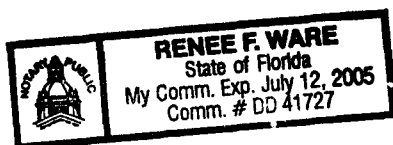


Witness Signature

SHANNON R. SCHNEIDER

Print Name: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **June 18, 2004**,
by **Charlena Kinsler, as Executive Director**, and, as **on behalf of Greater Ocala Community
Development Corporation, a Florida Non-Profit Corporation**, existing under the laws of the State
of **Florida**, who is/are personally known to me or who has/have produced a valid drivers license as
identification.



NOTARY PUBLIC

Renee F. Ware

Printed Name of Notary

My Commission Expires: _____



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

05/28/2026

PULLINGS DEBRA L
43 SW 21ST AVE
OCALA, FL. 34475-6320

Respondent(s) _____ /

Location of Violation: 43 SW 21ST AVE|2260-149-028

Case Number: CE26-0509

Inspector Assigned: Stephani Smith

Required Compliance Date: 08/03/2026

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

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Derelict vehicle in yard. Please register or remove black Chevrolet SUV from 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 Senior 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: CE26-0509

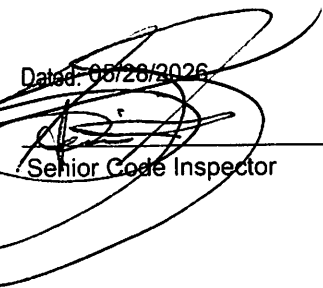
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 05/28/2026 post the Notice of Violation & Public Hearing to the property, located at 43 SW 21ST AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

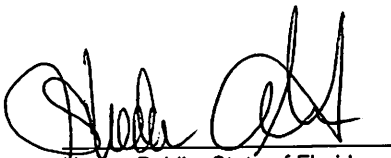
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/28/2026


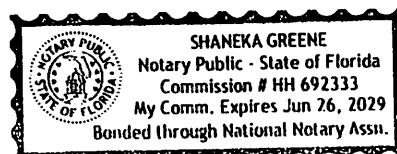
Senior Code Inspector

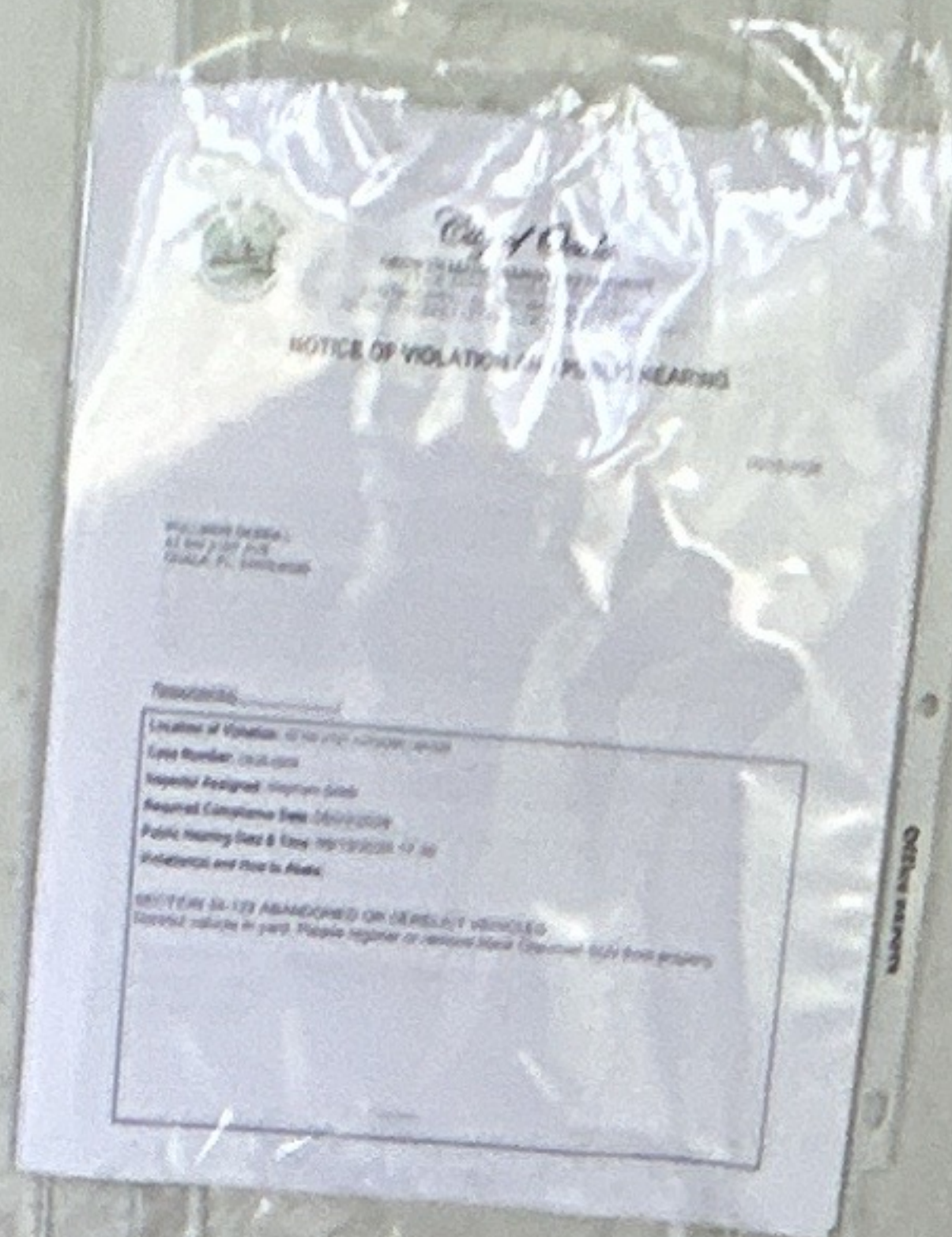
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/28/2026 by Shaneka Greene, City of Ocala, who is personally known to me.



Notary Public, State of Florida





City of Ocala
Code Enforcement Division
5/28/26, 9:26 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

05/28/2026

PULLINGS DEBRA L
43 SW 21ST AVE
OCALA, FL. 34475-6320

Respondent(s) _____ /

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Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
Derelict vehicle in yard. Please register or remove black Chevrolet SUV from property

Stephani Smith

smiths@ocalafl.gov

352-355-6242

Office DEPOT®

City of Ocala
Code Enforcement Division
5/28/26, 9:26 AM

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

CASE NO: CE26-0509

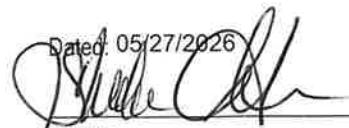
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 05/27/2026 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: 05/27/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida

