



Case Details - No Attachments

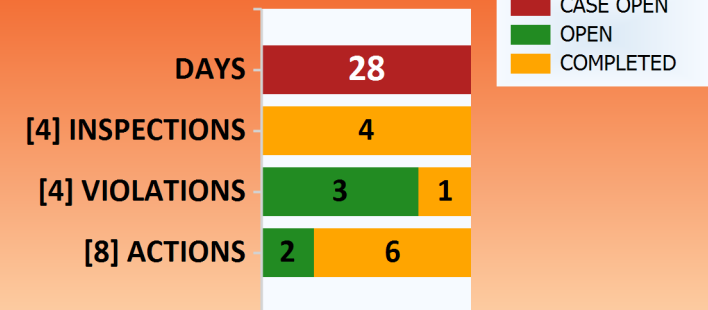
City of Ocala

Case Number

CE25-0975

Description: **DANGEROUS BUILDING**			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 9/10/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/7/2025
Site Address: 1945 NW 4TH ST OCALA, FL 34475			
Site APN: 22675-000-00		Officer: ROBERT MOORE	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/12/2025	9/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/12/2025	9/12/2025	NOVPH MAILED 9489 0090 0027 6697 0042 73 JACKSON EDDIE JACKSON CARLOWIA 1945 NW 4TH ST OCALA, FL. 34475
COMPLAINT RECEIVED	YVETTE J GRILLO	9/10/2025	9/10/2025	
CONTACT	ROBERT MOORE	9/11/2025	9/11/2025	SPOKE WITH RESIDENT/TENANT (JASMINE WILLIS-352-286-9052) AFTER INSPECTION BY BUILDING OFFICIAL -PROPERTY DEEMED UNINHABITABLE AND POSTED AS SUCH - TENANTS ADVISED TO VACATE FOR THEIR OWN SAFETY
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS



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City of Ocala

Case Number

CE25-0975

OFFICER POSTING	ROBERT MOORE	9/15/2025	9/15/2025	NOVPH READY FOR POSTING POSTED NOVPH
PREPARE NOTICE	SHANEKA GREENE	9/12/2025	9/12/2025	N O V P H DANGEROUS BUIDLING COMP DATE 10/03/2025 TY
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122 and 82-182, and order to: 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, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, 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. (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. 2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, December 4th, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, December 4th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	Police Department and their vehicle tow policies. 3,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday. December 4th, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 4th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply. (c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated. 4.) Pay the cost of prosecution of \$218.47 by December 4th, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	WANDA SANCHO	408 NW 20TH AVE OCALA, FL	(352)653-9448		
OWNER	JACKSON EDDIE JACKSON CARLOWIA	1945 NW 4TH ST OCALA, FL 34475-6030			
RESPONDENT 1	JACKSON EDDIE JACKSON CARLOWIA	1945 NW 4TH ST OCALA, FL 34475-6030			
TENANT	JASMINE WILLIS	1945 NW 4TH ST OCALA, FL 34475-6030			

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	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$218.47	\$0.00						
TOTALS:			\$218.47	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	RSM	9/15/2025	9/15/2025	NON COMPLIANT		On 9-15-25, I posted the NOVPH (Notice of Violation & Public Hearing to the property. I completed an affidavit of posting which was submitted to Admin. Photos attached and follow-up scheduled accordingly.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0975

FOLLOW UP	RSM	10/3/2025	10/3/2025	NON COMPLIANT	COMPLIANCE DATE ON NOVPH	On 10-3-25, I checked on the property in regards to the compliance date on the previously posted/issued notice of hearing. On this day, I noted the derelict vehicle had been removed. However, the overgrowth remained, and the condition of the structure had not changed with the door found to be unsecured/open at the time of inspection. There was a dumpster in the front portion of the property and debris present indicative of the interior of the home being cleaned out. There were no permits located related to any renovation efforts or demolition actions. Photos were uploaded to the case which is scheduled for a hearing.
HEARING INSPECTION	RSM	10/7/2025	10/7/2025	NON COMPLIANT		On 10-7-25, I conducted an inspection relating to the pending hearing. On this day, I noted the violations remained. A check of the city's permit database showed no permits had been applied for or issued in regards. Photos attached - proceed to hearing
						OVERGROWN PROPERTY On 9-11-25, I responded to the property in regard to a citizen complaint of overgrowth. Upon arrival, I noted overgrowth on the property along the front yard and fence line. I also noted that the roof was covered with tarps and the peak of the roof appeared to be sagging which caused concern over the structural integrity. A large tree limb was also observed on top of the roof. Based on these circumstances, I contacted Building Project Inspector Greg McClellan who responded later to conduct a more thorough inspection. Upon arrival, it was noted that the exterior of the building was in a dilapidated state with what appeared to be unsealed doors/windows and that would not secure. The tenant was asked if interior entry would be permitted to which permission was



Case Details - No Attachments

City of Ocala

Case Number

CE25-0975

INITIAL	RSM	9/11/2025	9/11/2025	NON COMPLIANT	DANGEROUS BUILDING (UNINHABITABLE)	granted. Upon entry it was observed that the floors were in an obvious/apparent unsafe condition with visible sagging and holes. In the rear most bedroom, there was a large hole in the ceiling as it appeared to be collapsed inward. The interior was in a dilapidated state with gaps in the loose ceiling boards and electrical outlets with some being taped over. In the kitchen area of the home, the sink appeared to be inoperative and in speaking with the tenant, she stated that there was no running water. She also stated that the roof would leak when it rained. A derelict vehicle (no registration tag) was also parked in the driveway. Mr. McClellan subsequently tagged /posted the building as uninhabitable and dangerous and the tenant(s) were advised of same and urged to vacate the premises for their own safety. Lastly 3 dogs were observed to be on the property, all of which were chained to a tree and not appearing to be properly cared for. Intentions were to contact Marion County Animal Control to appropriately deal with the matter. Photos were taken/uploaded to the case and a request was submitted to Admin. to generate a NOVPH (Notice of Violation & Public Hearing) . Follow-up was scheduled accordingly.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	ROBERT MOORE	9/11/2025	10/3/2025			DERELICT VEHICLE ON PROPERTY NEEDS TO BE REMOVED OR APPROPRIATELY TAGGED/REGISTERED



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0975

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	9/11/2025				OVERGROWTH ON PROPERTY TO INLCUDE THE FRONT YARD, FENCE LINE NEEDS TO BE CUT & CLEANED TO ACHIEVE COMPLIANCE WITH CITY CODE
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	ROBERT MOORE	9/11/2025			DANGEROUS BUILDING (UNINHABITABLE)	
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	ROBERT MOORE	9/11/2025			DANGEROUS BUILDING (UNINHABITABLE)	BUILDING DECALRED UNSAFE/UNINHABITABLE DUE TO STRUCTURAL DAMAGE AND LACK OF ADEQUATE UTILITIES. MAJOR REPAIRS/RENOVATIONS ARE NEEDED WHICH REQUIRE THE ACQUISITION OF PERMIT(S) THROUGH THE CITY - MAKE NECESSARY REPAIRS AS THE BUILDING IS DECLARED AS DANGEROUS

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0975

Petitioner,

VS.

JACKSON, EDDIE
JACKSON, CARLOWIA

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, ROBERT MOORE, Code Enforcement Officer 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:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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

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

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

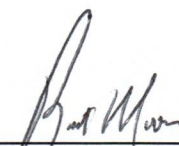
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$17.72	2	\$17.72

Total Costs: \$218.47

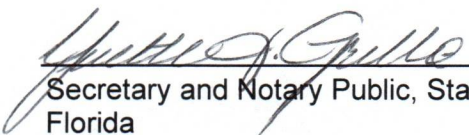
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

**STATE OF FLORIDA
COUNTY OF MARION**

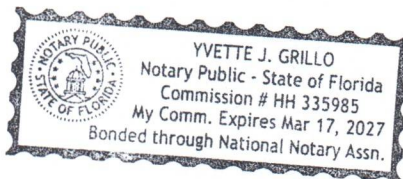


ROBERT MOORE
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 30 Sep
by ROBERT MOORE 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

2025 Property Record Card

22675-000-00

[GOOGLE Street View](#)

Prime Key: 562602

[MAP IT+](#)

Current as of 9/11/2025

[Property Information](#)

JACKSON EDDIE
JACKSON CARLOWIA
1945 NW 4TH ST
OCALA FL 34475-6030

[Taxes / Assessments:](#)

Map ID: 162

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .12

Situs: 1945 NW 4TH ST OCALA

[Current Value](#)

Land Just Value	\$10,000		
Buildings	\$55,680		
Miscellaneous	\$965		
Total Just Value	\$66,645		
Total Assessed Value	\$41,447	Impact	
Exemptions	\$0	Ex Codes:	(\$25,198)
Total Taxable	\$41,447		
School Taxable	\$66,645		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$10,000	\$53,070	\$896	\$63,966	\$37,679	\$0	\$37,679
2023	\$8,000	\$37,266	\$689	\$45,955	\$34,254	\$0	\$34,254
2022	\$8,000	\$33,879	\$689	\$42,568	\$31,140	\$0	\$31,140

[Property Transfer History](#)

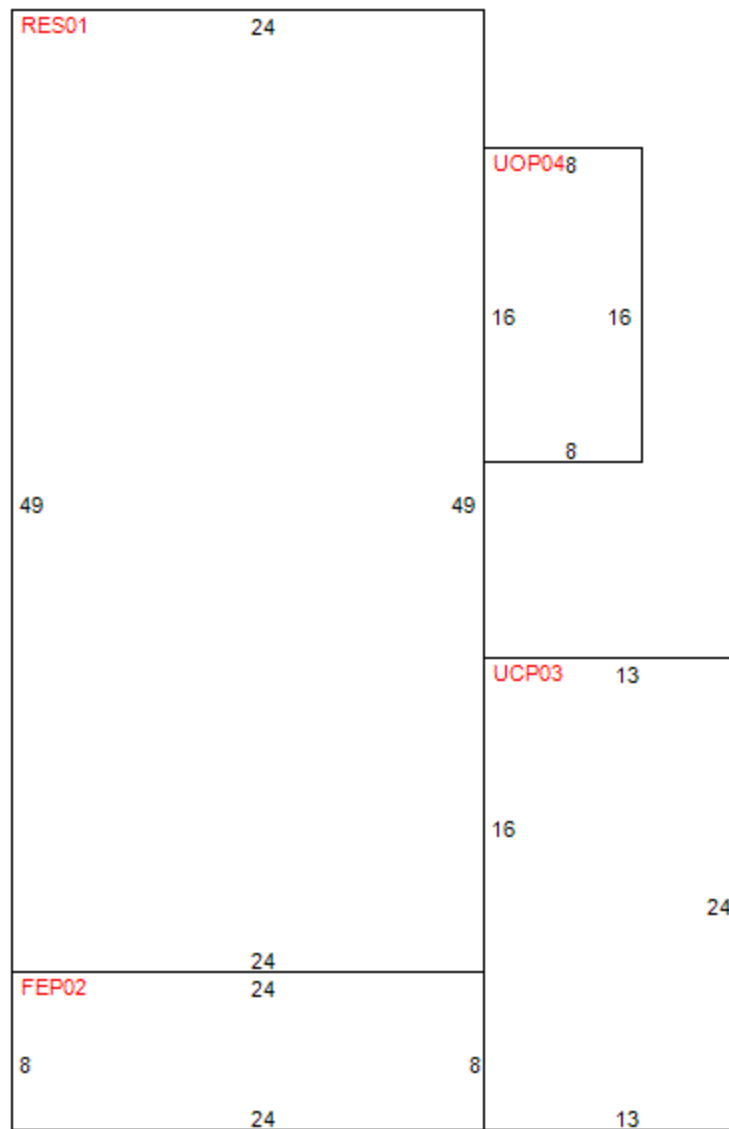
Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5142/1283	09/2007	05 QUIT CLAIM	0	U	I	\$100
2955/0363	05/2001	07 WARRANTY	0	U	I	\$100
1815/1912	08/1991	07 WARRANTY	0	U	I	\$100
1265/0007	02/1985	07 WARRANTY	1 LIFE ESTATE	U	I	\$100
1208/1805	04/1982	71 DTH CER	0	U	V	\$100

[Property Description](#)

SEC 13 TWP 15 RGE 21
PLAT BOOK F PAGE 047
MADISON HEIGHTS
BLK C LOT 9

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		56.0	93.0	R2	1.00	LT	10,000.0000	1.00	1.00	1.00	10,000	10,000
Neighborhood 4710											Total Land - Class \$10,000	
Mkt: 8 70											Total Land - Just \$10,000	

RES01=L24U49R24D49.
FEP02=D8L24U8R24.
UCP03=U16R13D24L13U8.U26
UOP04=R8U16L8D16.



Year Built 1963
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade 300 - LOW
Inspected on 7/27/2023 by 222

Architecture 0 - STANDARD SFR
Base Perimeter 146

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	1963	N	0 %	0 %	1,176	1,176
FEP	0224	- CONC BLK-PAINT	1.00	1963	N	0 %	0 %	192	192
UCP	0301	- NO EXTERIOR	1.00	1963	N	0 %	0 %	312	312
UOP	0401	- NO EXTERIOR	1.00	2002	N	0 %	0 %	128	128

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 06 CONVECTION
Heat Meth 2: 00
Foundation: 3 PIER
A/C: N

Floor Finish: 31 HARDWD ON JOST
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 08 OIL
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	150.00	LF	20	1980	1	0.0	0.0
159 PAV CONCRETE	399.00	SF	20	1980	3	0.0	0.0
114 FENCE BOARD	48.00	LF	10	1980	4	0.0	0.0
Total Value - \$965							

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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Cost Summary

Buildings R.C.N.	\$89,929	3/11/2011				
Total Depreciation	(\$57,555)					
Bldg - Just Value	\$32,374		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$965	10/10/2016	1	\$89,929	(\$57,555)	\$32,374
Land - Just Value	\$10,000	4/7/2025				
Total Just Value	\$43,339	.				

Return to:

Name: Eddie Jackson and Carlowia Jackson

Address: 1945 NW 4th Street
Ocala, Florida 34475

This instrument Prepared by
O.B. Samuel Jr. Esquire
Address: 151 SE 8th Street
Ocala, Florida 34471

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 01/09/2009 11:07:08 AM

FILE #: 2009002258 OR BK 05142 PGS 1283-1284

RECORDING FEES 18.50

Property Appraisers Parcel
Identification (Folio) Number(s):
22675-000-00
Grantee(s) S.S.#(s):

DEED DOC TAX 0.70

Space Above This Line for Processing
Data

Space Above This Line
for Recording

THIS QUIT-CLAIM DEED, Executed this 25 day of September, 2007,
by

first party, to Mack Carter and his Wife Patricia Carter

whose post office address is 2350 NW 28th St.,
Ft Lauderdale, Florida 33311-2141

second party: Eddie Jackson and his wife Carlowia Jackson
1945 NW 4th Street
Ocala, Florida 34475

RECORD AND
RETURN TO

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of **TEN Dollars (\$10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of MARION, State of Florida, to-wit:
From a point of beginning obtained as follows:

Description

Lot 9, Block C, Madison Heights, as per plat thereof recorded in Plat Book F, Page 47, Public Records of Marion County, Florida

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sara Ellison
Witness Signature

Mack K. Carter
Grantor Signature

SARA ELLISON
Print Name

Patricia J. Carter
Grantor Signature

Sonia Persico
Witness Signature

SONIA PERSICO
Print Name

STATE OF FLORIDA
COUNTY OF BROWARD

I **HEREBY CERTIFY**, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MAC K CARTER AND PATRICIA CARTER to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that (he)(she)(they) acknowledged before me that (he)(she)(they) executed the same of (his)(her)(their) own will and deed. I relied upon the following form(s) of identification of the above named person(s) _____.
An oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of SEPTEMBER, A.D. 2007.



Sonia Persico
My Commission DD299329
Expires March 11, 2008

Sonia Persico
Notary Signature

SONIA PERSICO
Printed Notary Signature

Comm. #/Expiration Date 3/11/08



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

09/15/2025

JACKSON EDDIE
JACKSON CARLOWIA
1945 NW 4TH ST
OCALA, FL. 34475

Respondent(s) _____ /

Location of Violation: 1945 NW 4TH ST|22675-000-00

Case Number: CE25-0975

Officer Assigned: Robert Moore

Required Compliance Date: 10/03/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

BUILDING DECLARED UNSAFE/UNINHABITABLE DUE TO STRUCTURAL DAMAGE AND LACK OF ADEQUATE UTILITIES. MAJOR REPAIRS/RENOVATIONS ARE NEEDED WHICH REQUIRE THE ACQUISITION OF PERMIT(S) THROUGH THE CITY - MAKE NECESSARY REPAIRS AS THE BUILDING IS DECLARED AS DANGEROUS

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

OVERGROWTH ON PROPERTY TO INCLUDE THE FRONT YARD, FENCE LINE NEEDS TO BE CUT & CLEANED TO ACHIEVE COMPLIANCE WITH CITY CODE

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

DERELICT VEHICLE ON PROPERTY NEEDS TO BE REMOVED OR APPROPRIATELY TAGGED/REGISTERED

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 enforcement officer 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:

Robert Moore Environmental Enforcement Officer
rsmoore@ocalafl.gov
352-274-3725

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

CASE NO: CE25-0975

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 09/15/2025 post the Notice of Violation & Public Hearing to the property, located at 1945 NW 4TH 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.

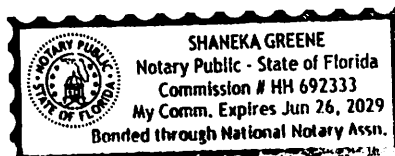
Dated: 09/15/2025

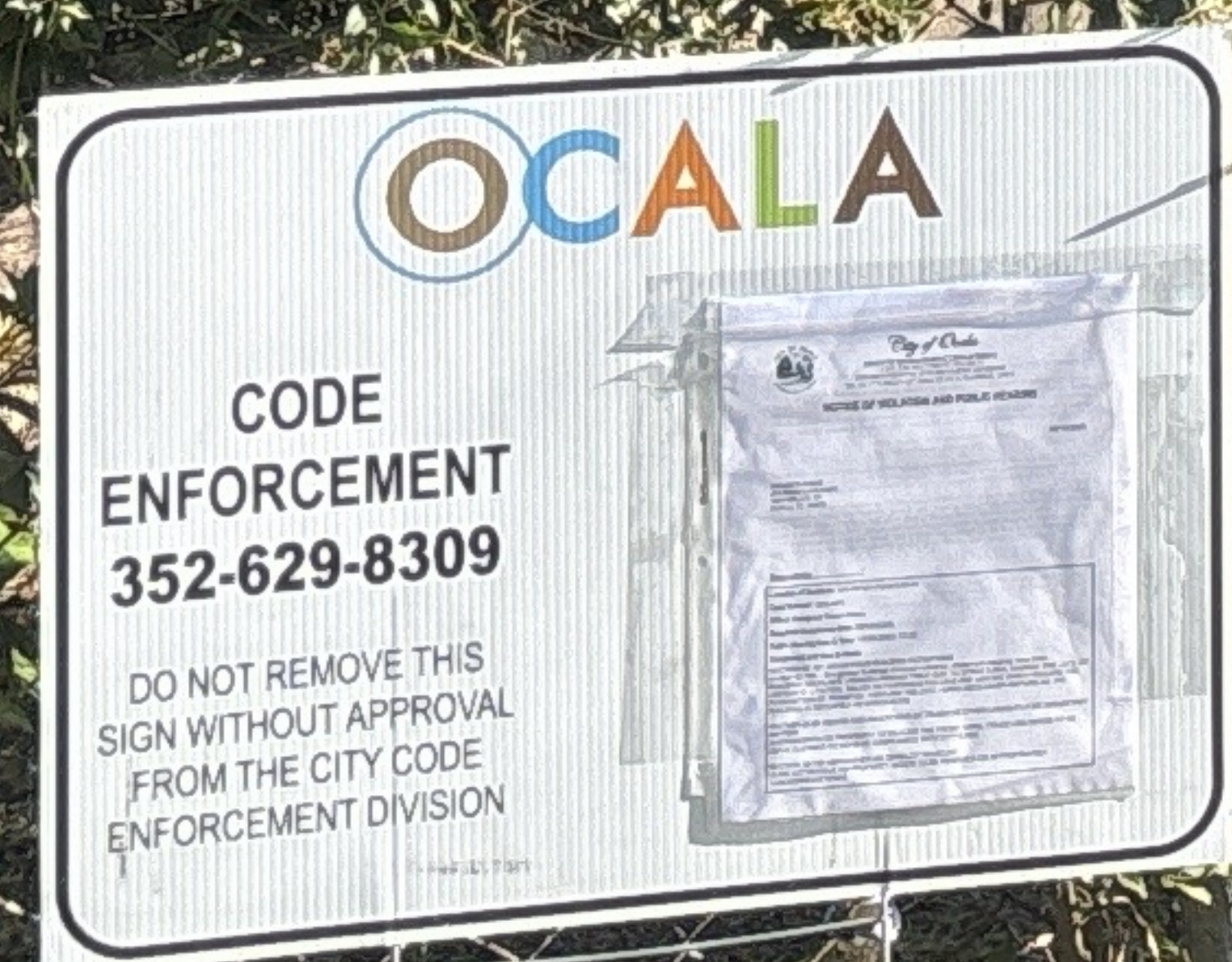
Robert Moore
Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/15/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





Sep 15, 2025 at 9:03:52 AM
City of Ocala
Environmental Enforcement



Ocala

**CODE
ENFORCEMENT
352-629-8309**

**DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**

Office DEPOT®

 *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

09/15/2025

JACKSON EDDIE
JACKSON CARLOWIA
1945 NW 4TH ST
OCALA, FL 34475

Respondent(s) _____

Location of Violation: 1945 NW 4TH ST|22675-000-00
Case Number: CE25-0975
Officer Assigned: Robert Moore
Required Compliance Date: 10/03/2025
Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
BUILDING DECALRED UNSAFE/UNINHABITABLE DUE TO STRUCTURAL DAMAGE AND LACK OF
ADEQUATE UTILITIES. MAJOR REPAIRS/RENOVATIONS ARE NEEDED WHICH REQUIRE THE
ACQUISITION OF PERMIT(S) THROUGH THE CITY - MAKE NECESSARY REPAIRS AS THE
BUILDING IS DECLARED AS DANGEROUS

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY
MATTER
OVERGROWTH ON PROPERTY TO INLCUDE THE FRONT YARD, FENCE LINE NEEDS TO BE
CUT & CLEANED TO ACHIEVE COMPLIANCE WITH CITY CODE

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
DERELICT VEHICLE ON PROPERTY NEEDS TO BE REMOVED OR APPROPRIATELY
TAGGED/REGISTERED

Sep 15, 2025 at 9:03:47 AM
City of Ocala
Environmental Enforcement

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

CASE NO: CE25-0975

AFFIDAVIT OF POSTING

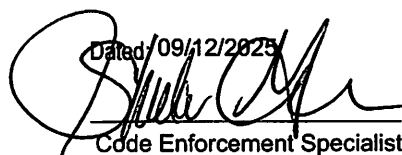
Section 2-446 (b) 2 (b)

**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 09/12/2025 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.

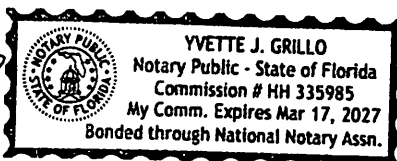
Dated: 09/12/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/12/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida



Robert S. Moore

From: Greg McClellan
Sent: Thursday, September 11, 2025 4:09 PM
To: Truman Henson; Matthew Leibfried; Dwain Thomas; Phillip Moore; Dale Hollingsworth; Jennipher L. Buller; Robert S. Moore; Mary Vazquez; Samantha Pintos; Jeff Shrum
Subject: 1945 NW 4th Street - Dangerous Building Posting

On September 11, 2025, I responded to a request from Code Enforcement to evaluate a possible dangerous structure.

Inspection Details:

Upon arrival at the property, significant structural deficiencies were immediately observed. The roof was visibly compromised, showing deflection and areas of caving.

The current residents, Jasmine and RJ, along with Environmental Officer Rob Moore, accompanied me throughout the property and inside the structure.

Observed Conditions:

- **Roof/Ceiling Collapse:** Multiple sections of the ceiling had collapsed completely. Rainwater intrusion was evident throughout the interior.
 - **Floors:** Multiple areas floors have collapsed and unsafe to travel thru out the property.
 - **Windows:** Multiple windows broken
 - **Plumbing Issues:** Per resident statements, the plumbing system is non-functional. Water service is disconnected due to an active leak.
 - **Electrical Hazards:** Exposed wiring was present in several areas, posing a clear safety risk.
-

Action Taken:

Based on the observed conditions, the structure has been deemed unsafe for occupancy.

Please see attached photographs for documentation of these findings.





























Sep 11, 2025 at 2:28:44 PM
1940 NW Fourth Pl
Ocala FL 34475
United States





Sep 11, 2025 at 2:32:33 PM
1945 NW Fourth St
Ocala FL 34475
United States



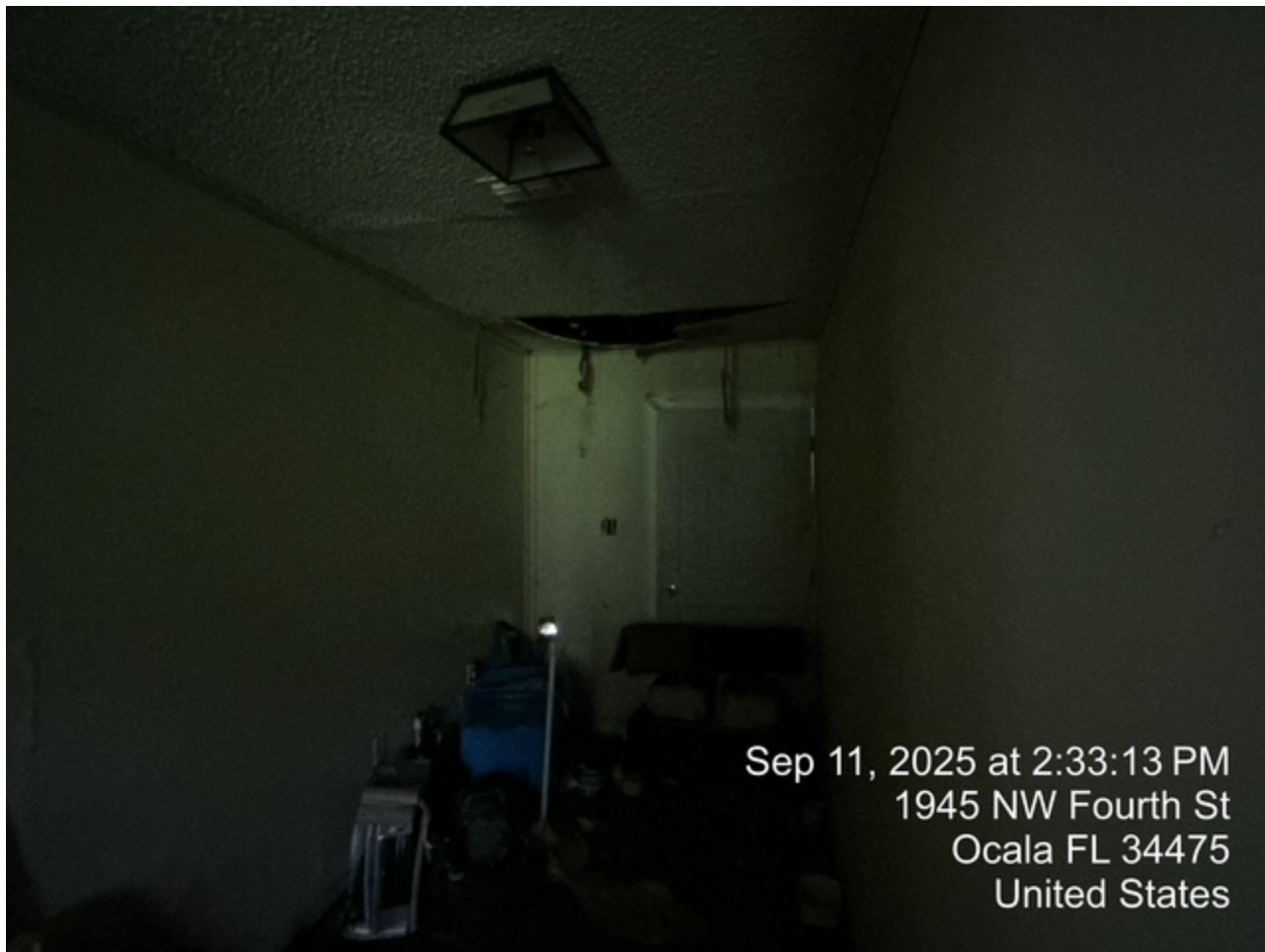
Sep 11, 2025 at 2:32:35 PM
1945 NW Fourth St
Ocala FL 34475
United States



Sep 11, 2025 at 2:32:49 PM
1945 NW Fourth St
Ocala FL 34475
United States



Sep 11, 2025 at 2:33:02 PM
1945 NW Fourth St
Ocala FL 34475
United States



Sep 11, 2025 at 2:33:13 PM
1945 NW Fourth St
Ocala FL 34475
United States



Sep 11, 2025 at 2:33:52 PM
1945 NW Fourth St
Ocala FL 34475
United States





Dangerous or Unsafe Do Not Enter

In accordance with sections: 102.2, 111.4, 112.3, 115.1, and 202, of the Florida Building Code. This structure is declared dangerous or unsafe by the building official. This notice is to remain on this structure until it is repaired, vacated, or demolished. This notice has been given to the owner, occupant, lessee, mortgagee, or agent of this structure, and all others as shown by the land records of the clerk of the circuit court. It is unlawful to remove this notice until it is removed by the building official.

Structure Name / Address: 1945 NW 4th St

Date: 9/11/25

Inspector Name: Greg McClellan Signature: [Signature]

☒ This structure has been inspected on the exterior and interior.

☐ This structure has been inspected on the exterior only (additional)

This structure has been inspected and found to be dangerous or unsafe.

Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING



Greg McClellan

Project Manager – Building Services

City of Ocala

201 SE 3rd Street (2nd floor)

Ocala, Florida 34471

352-629-8421 (p)

gmccllellan@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.



Oct 7, 2025 at 8:23:33 AM
City of Ocala
Environmental Enforcement



Oct 7, 2025 at 8:23:35 AM
City of Ocala
Environmental Enforcement



Oct 7, 2025 at 8:23:56 AM
City of Ocala
Environmental Enforcement