



# Case Details - No Attachments

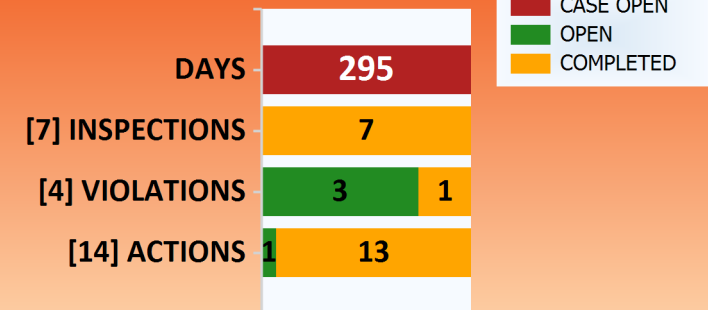
City of Ocala

Case Number

**CE25-0011**

|                                                |         |                            |                    |
|------------------------------------------------|---------|----------------------------|--------------------|
| Description:                                   |         |                            | Status: HEARING    |
| Type: GENERAL VIOLATION                        |         | Subtype: JUNK DEBRIS       |                    |
| Opened: 1/6/2025                               | Closed: | Last Action: 10/29/2025    | Flw Up: 10/27/2025 |
| Site Address: 2613 NE 19TH AVE OCALA, FL 34470 |         |                            |                    |
| Site APN: 24563-000-00                         |         | Officer: JEFFREY GUILBAULT |                    |
| Details:                                       |         |                            |                    |

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME     | ACTION DATE | COMPLETION DATE | NOTES                                                                                                                                                                                          |
|-----------------|----------------|-------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADMIN POSTING   | SHANEKA GREENE | 2/25/2025   | 2/25/2025       | NOVPH                                                                                                                                                                                          |
| ADMIN POSTING   | SHANEKA GREENE | 10/10/2025  | 10/10/2025      | NOVPH                                                                                                                                                                                          |
| CERTIFIED MAIL  | SHANEKA GREENE | 2/25/2025   | 2/25/2025       | NOVPH MAILED (2)<br>91 7199 9991 7039 7684 4424<br>SERRANO LISA<br>2613 NE 19TH AVE<br>OCALA FL 34470<br><br>91 7199 9991 7039 7684 4431<br>DANIEL FRITZ<br>2401 NE 19TH AVE<br>OCALA FL 34470 |



# OCALA Case Details - No Attachments

City of Ocala

Case Number

**CE25-0011**

|                            |                    |            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------|--------------------|------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CERTIFIED MAIL             | SHANEKA GREENE     | 10/10/2025 | 10/10/2025 | NOVPH MAILED<br>9489 0090 0027 6697 0020 64<br>SERANNO LISA<br>2613 NE 19TH AVE<br>OCALA, FL. 34470                                                                                                                                                                                                                                                                                                                                                                                       |
| COMPLAINT RECEIVED         | DALE HOLLINGSWORTH | 10/9/2025  | 10/9/2025  | At least 3 people living in the RV. Families living in tents in the rear yard. Dilapidated fencing. Junk and debris.<br>Overgrowth in the rear yard. Possible standard housing violations. In reviewing photos for the case being closed in April, violations remained still at that time. It has been reported that the RV was brought in via rollback wrecker and has never been operational. Conduct an investigation and cite all violations observed for the next available hearing. |
| COMPLAINT RECEIVED         | YVETTE J GRILLO    | 1/6/2025   | 1/6/2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CONTACT                    | JEFFREY GUILBAULT  | 1/6/2025   | 1/6/2025   | Made contact with 4 people that are staying in the tent. One person stated they will be leaving in the next three to four days.                                                                                                                                                                                                                                                                                                                                                           |
| HEARING SPECIAL MAGISTRATE | YVETTE J GRILLO    | 10/29/2025 |            | NEW BUSINESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| OFFICER POSTING            | JEFFREY GUILBAULT  | 2/26/2025  | 2/26/2025  | NOVPH READY FOR POSTING<br>NOVPH Posted in city right of way at 1032                                                                                                                                                                                                                                                                                                                                                                                                                      |
| OFFICER POSTING            | JEFFREY GUILBAULT  | 10/13/2025 | 10/13/2025 | NOVPH READY FOR POSTING<br>NOVPH POP TODAY AT 0856 ON A SIGN IN THE CROW.<br>PLEASE SEE PHOTO                                                                                                                                                                                                                                                                                                                                                                                             |
| PREPARE NOTICE             | SHANEKA GREENE     | 2/25/2025  | 2/25/2025  | NOVPH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PREPARE NOTICE             | SHANEKA GREENE     | 10/10/2025 | 10/10/2025 | NOVPH FOR OCTOBER MAGISTRATE                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| REGULAR MAIL               | YVETTE J GRILLO    | 1/6/2025   | 1/6/2025   | CLTO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                            |                    |            |            | Find the Respondent(s) guilty of violating city code section(s):<br>34-95, 34-122, and 82-3 and order to:<br><br>1.) (a) Cut and clean the property grounds fully and properly                                                                                                                                                                                                                                                                                                            |

|                      |                    |            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------|--------------------|------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 10/17/2025 | 10/21/2025 | <p>removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 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.</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.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, November 20th, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, November 20th, 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, November 21st, 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 Police Department and their vehicle tow policies.</p> <p>3,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, November 20th, 2025, or remove the fence by 4:00 pm on Thursday, November 20th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November 21st, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the</p> |
|----------------------|--------------------|------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |  |  |  |                                                                                                                                                                                                                                                   |
|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | <p>City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>4.) Pay the cost of prosecution of \$344.71 by November 20th, 2025.</p> |
|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| CONTACTS     |                |                                  |               |     |                     |
|--------------|----------------|----------------------------------|---------------|-----|---------------------|
| NAME TYPE    | NAME           | ADDRESS                          | PHONE         | FAX | EMAIL               |
| COMPLAINANT  | Cindy McKinney | ,                                | (352)817-7363 |     | cindymcknny@aol.com |
| OWNER        | SERANNO LISA   | 2613 NE 19TH AVE Ocala, FL 34470 |               |     |                     |
| REFERENCE 1  | DANIEL FRITZ   | 2401 NE 19TH AVE OCALA, FL       | (352)843-0562 |     |                     |
| RESPONDENT 1 | SERANNO LISA   | 2613 NE 19TH AVE Ocala, FL 34470 |               |     |                     |

| 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 | 10  | \$220.00 | \$0.00 |           |           |         |        |         |         |
| INSPECTION FEE             | 001-359-000-000-06-35960 | 7   | \$87.50  | \$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:  |                          |     | \$344.71 | \$0.00 |           |           |         |        |         |         |
| TOTALS:                    |                          |     | \$344.71 | \$0.00 |           |           |         |        |         |         |

| INSPECTIONS     |           |                |                |        |         |       |
|-----------------|-----------|----------------|----------------|--------|---------|-------|
| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |





# OCALA Case Details - No Attachments

City of Ocala

Case Number

**CE25-0011**

|                    |     |            |            |               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------|-----|------------|------------|---------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE WORK          | JGB | 10/13/2025 | 10/13/2025 | COMPLETED     |  | NOVPH POP TODAY AT 0856 ON A SIGN IN THE CROW. PLEASE SEE PHOTO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| FOLLOW UP          | JGB | 10/10/2025 | 10/10/2025 | NON COMPLIANT |  | <p>See complaint received chronology entry on 10/09/2025.</p> <p>Today at 0940 I verified there is an accumulation of junk and debris through out the property consisting of trash bags, pallets, tents, clothes, and many other miscellaneous items. Also the grass and weeds are growing over the chain link fence. Please cut and clean the entire property. There is a RV that is parked to the right of the driveway that is abandoned and has not moved in over 5 days. There is tall grass growing around the RV and there is junk and debris around the front of the RV. Please get the RV in good running condition or remove it from the property. Dilapidated fence, Please repair all damaged fencing on the property. All repaired fencing must be like materials or remove the fencing from the property. Per Dale schedule for next available hearing. See photos of the current status of the property as of 0944 today.</p> |
| FOLLOW UP          | JGB | 2/24/2025  | 2/24/2025  | NON COMPLIANT |  | <p>At 0951 I conducted a follow up inspection and verified that the homeless camp was removed from the property. There is still junk and debris throughout the property that needs to be removed from the property. I attached 3 photos. NOVPH sent to admin.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| FOLLOW UP          | JGB | 4/2/2025   | 4/2/2025   | NON COMPLIANT |  | <p>No changes Will get updated photos for hearing next week.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| HEARING INSPECTION | JGB | 10/27/2025 | 10/27/2025 | NON COMPLIANT |  | <p>I verified that all violations are still present. Please see photos. I have not had contact with property owners.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



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**CE25-0011**

|                    |     |          |          |               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------|-----|----------|----------|---------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HEARING INSPECTION | JGB | 4/7/2025 | 4/7/2025 | IN COMPLIANCE |  | At 0849 i verified that the original items and tent were all removed from the property. There is still debris present throughout the property however they are organized and in a neat manner. See photos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| INITIAL            | JGB | 1/6/2025 | 1/6/2025 | NON COMPLIANT |  | <p>neighbor that has a tent encampment in their front yard with various people living in it. There are tarps and all kinds of stuff everywhere. They have fires in their yard as well. They do their laundry with a water hose and hang it on the fence to dry. The people have not been an issue but is quite unsightly for the neighborhood. They have a wooded fence enclosure and backyard they could move to but instead they're in the front yard.</p> <p>Responded to a complaint at 0930 and verified there is a homeless camp on this property. There is a tent on the right side of the property with a fire pit in front of it and a large amount of unsightly matter. I made contact with the people staying in the tent. I seen 4 people inside the tent at the time of my inspection. The gentleman i spoke with stated he would clean up and would be out of there in 3 to 4 days. See Photos. RI in 30 days CLTO sent to admin.</p> |

## VIOLATIONS

| VIOLATION TYPE                                         | USER NAME            | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES                                                                   |
|--------------------------------------------------------|----------------------|---------------|----------------|----------|---------|-------------------------------------------------------------------------|
| SECTION 34-122<br>ABANDONED OR<br>DERELICT<br>VEHICLES | JEFFREY<br>GUILBAULT | 10/10/2025    |                |          |         | Please get the RV in good running order or remove it from the property. |



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|                                                                                                         |                      |            |           |  |  |                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------|----------------------|------------|-----------|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SECTION 34-95<br>WEEDS<br>ACCUMULATIONS<br>OF TRASH OR<br>OTHER<br>UNSIGHTLY OR<br>UNSANITARY<br>MATTER | JEFFREY<br>GUILBAULT | 10/10/2025 |           |  |  | Please cut and clean the property removing all junk and debris consisting of trash, tents, pallets, cardboard boxes, and many other miscellaneous items throughout the property. Please cut and clean all overgrowth of grass, weeds, and vines on the property. This includes the vines in the fencing. |
| SECTION 54-5<br>BURIAL OR<br>BURNING OF<br>MUNICIPAL SOLID<br>WASTE OR<br>RECOVERED<br>MATERIALS        | JEFFREY<br>GUILBAULT | 1/6/2025   | 2/24/2025 |  |  | Please do not burn municipal solid waste. Please remove fire pit.<br><br>Verified that the camp site has been removed from the property.                                                                                                                                                                 |
| SECTION 82-3<br>BARBED WIRE<br>ELECTRIFIED<br>FENCES RAZOR<br>WIRE AND FENCES<br>WALLS                  | JEFFREY<br>GUILBAULT | 10/10/2025 |           |  |  | Please repair all damaged fencing on the property. chain link fence is damaged in the front of the property and can be seen from the road. Please repair with like materials and or remove the fence from the property.                                                                                  |

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

**THE CITY OF OCALA**

**CASE NO: CE25-0011**

Petitioner,

VS.

**SERANNO, LISA**

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

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

**STATE OF FLORIDA  
COUNTY OF MARION**

**BEFORE ME**, the undersigned authority, personally appeared, JEFFREY GUILBAULT, 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:**

|                | <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     | 7                     | \$87.50       |

**3. Clerical & Casework Time:**

|           | <b>Cost</b> | <b># of hour(s)</b> | <b>Total:</b> |
|-----------|-------------|---------------------|---------------|
| Clerical: | \$22.00     | 10                  | \$220.00      |

**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: |             |                     |               |

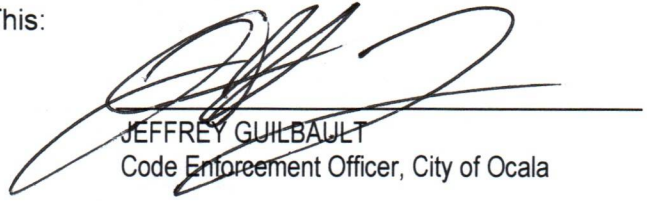
**6. Postage Cost(s):**

|          | <b>Cost</b> | <b># of Regular</b> | <b>Cost</b> | <b># of Certified</b> |         |
|----------|-------------|---------------------|-------------|-----------------------|---------|
| Postage: | \$0.74      | 1                   | \$17.72     | 2                     | \$17.72 |

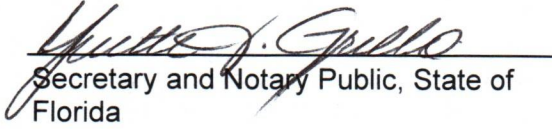
**Total Costs: \$344.71**

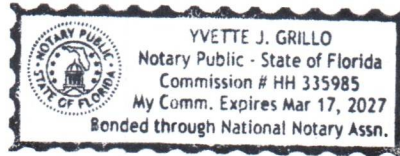
FURTHER. AFFIANT SAYETH NOT. Dated This:  
10/17/2025

STATE OF FLORIDA  
COUNTY OF MARION

  
JEFFREY GUILBAULT  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct  
by JEFFREY GUILBAULT 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

# Real Estate

24563-000-00

[GOOGLE Street View](#)

Prime Key: 608157

[MAP IT+](#)

Current as of 1/6/2025

Property Information

SERANNO LISA  
2613 NE 19TH AVE  
OCALA FL 34470-3857

Taxes / Assessments:

Map ID: 195

Millage: 1001 - OCALAM.S.T.U.PC: 01

Acres: .38

Situs: Situs: 2613 NE 19TH AVE OCALA

2024 Certified Value

|                      |            |
|----------------------|------------|
| Land Just Value      | \$31,164   |
| Buildings            | \$156,562  |
| Miscellaneous        | \$2,241    |
| Total Just Value     | \$189,967  |
| Total Assessed Value | \$189,967  |
| Exemptions           | (\$50,000) |
| Total Taxable        | \$139,967  |
| School Taxable       | \$164,967  |

Ex Codes: 01 38History of Assessed Values

| Year | Land Just | Building  | Misc Value | Mkt/Just  | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$31,164  | \$156,562 | \$2,241    | \$189,967 | \$189,967    | \$50,000   | \$139,967   |
| 2023 | \$31,164  | \$171,859 | \$2,987    | \$206,010 | \$206,010    | \$50,000   | \$156,010   |
| 2022 | \$22,334  | \$87,072  | \$2,348    | \$111,754 | \$94,218     | \$0        | \$94,218    |

[Property Transfer History](#)

| Book/Page                 | Date    | Instrument    | Code                   | Q/U | V/I | Price     |
|---------------------------|---------|---------------|------------------------|-----|-----|-----------|
| <a href="#">7726/1350</a> | 02/2022 | 07 WARRANTY   | 2 V-SALES VERIFICATION | Q   | I   | \$252,300 |
| <a href="#">7357/0073</a> | 12/2020 | 07 WARRANTY   | 2 V-SALES VERIFICATION | U   | I   | \$45,000  |
| <a href="#">7357/0067</a> | 06/2008 | 08 CORRECTIVE | 0                      | U   | I   | \$100     |
| <a href="#">5050/1492</a> | 06/2008 | 07 WARRANTY   | 4 V-APPRAISERS OPINION | U   | I   | \$85,000  |
| <a href="#">5050/1490</a> | 06/2004 | 71 DTH CER    | 0                      | U   | I   | \$100     |
| <a href="#">3816/0585</a> | 06/2004 | 74 PROBATE    | 0                      | U   | I   | \$100     |
| <a href="#">5050/1489</a> | 10/2000 | 71 DTH CER    | 0                      | U   | I   | \$100     |
| <a href="#">2883/1412</a> | 04/1996 | 74 PROBATE    | 0                      | U   | I   | \$100     |
| <a href="#">1386/1762</a> | 11/1986 | 05 QUIT CLAIM | 0                      | Q   | I   | \$40,000  |
| <a href="#">1220/1707</a> | 05/1984 | 53 ASN-AGD    | 0                      | U   | I   | \$15,000  |
| <a href="#">0783/0384</a> | 06/1976 | 02 DEED NC    | 0                      | U   | I   | \$6,400   |

[Property Description](#)

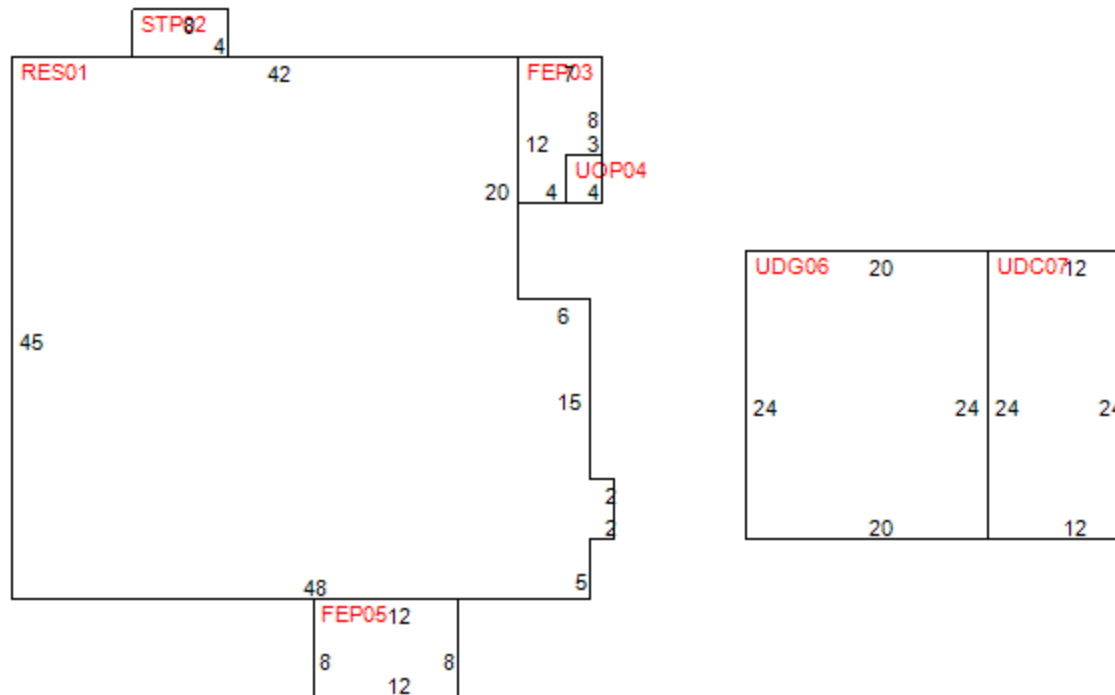
SEC 04 TWP 15 RGE 22  
 PLAT BOOK A PAGE 062  
 S 198 FT LOT 13 OCALA PLANTATION  
 EXC E 175 FT  
 EXC S 69 FT

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

| Use                                          | CUse | Front | Depth | Zoning | Units  | Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
|----------------------------------------------|------|-------|-------|--------|--------|------|------|-----|-----|-----|-------------|------------|
| 0100                                         |      | 106.0 | 158.0 | R1A    | 106.00 | FF   |      |     |     |     |             |            |
| Neighborhood 4998 - RESIDENTIAL IN 4&5-15-22 |      |       |       |        |        |      |      |     |     |     |             |            |
| Mkt: 8 70                                    |      |       |       |        |        |      |      |     |     |     |             |            |

[Traverse](#)**Building 1 of 1**

RES01=L42D45R48U5R2U5L2U15L6U20.L24  
 STP02=U4L8D4R8.R24  
 FEP03=D12R4U4R3U8L7.D12R4  
 UOP04=U4R3D4L3.D33L9  
 FEP05=D8L12U8R12.R24U5  
 UDG06=U24R20D24L20.R20  
 UDC07=U24R12D24L12.



### Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 4 - 15-19 YRS  
**Condition** 1

**Year Built** 1950  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%



|                      |  |                  |  |  |  |  |                                      |  |
|----------------------|--|------------------|--|--|--|--|--------------------------------------|--|
| <b>Quality Grade</b> |  | 500 - FAIR       |  |  |  |  | <b>Architecture 0 - STANDARD SFR</b> |  |
| <b>Inspected on</b>  |  | 6/29/2020 by 025 |  |  |  |  | <b>Base Perimeter 190</b>            |  |

| Type | ID Exterior Walls      | Stories | Year Built | Finished Attic | Bsmt Area | Bsmt Finish | Ground Floor Area | Total Flr Area |
|------|------------------------|---------|------------|----------------|-----------|-------------|-------------------|----------------|
| RES  | 01 28 - SF ALUM SIDING | 1.00    | 1950       | N              | 0 %       | 0 %         | 2,050             | 2,050          |
| STP  | 02 01 - NO EXTERIOR    | 1.00    | 1985       | N              | 0 %       | 0 %         | 32                | 32             |
| FEP  | 03 14 - WALLBOARD      | 1.00    | 1950       | N              | 0 %       | 0 %         | 72                | 72             |
| UOP  | 04 01 - NO EXTERIOR    | 1.00    | 1986       | N              | 0 %       | 0 %         | 12                | 12             |
| FEP  | 05 29 - VINYL SIDING   | 1.00    | 1984       | N              | 0 %       | 0 %         | 96                | 96             |
| UDG  | 06 16 - BOARD & BATTEN | 1.00    | 1980       | N              | 0 %       | 0 %         | 480               | 480            |
| UDC  | 07 01 - NO EXTERIOR    | 1.00    | 1981       | N              | 0 %       | 0 %         | 288               | 288            |

**Section: 1**

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

[Miscellaneous Improvements](#)

| Type               | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|-----------|------|------|---------|-------|--------|-------|
| 105 FENCE CHAIN LK | 106.00    | LF   | 20   | 1998    | 3     | 0.0    | 0.0   |
| 159 PAV CONCRETE   | 1,364.00  | SF   | 20   | 1970    | 3     | 0.0    | 0.0   |
| 105 FENCE CHAIN LK | 425.00    | LF   | 20   | 1998    | 1     | 0.0    | 0.0   |

[Appraiser Notes](#)

PETITION 3816/0582

[Planning and Building](#)  
[\\*\\* Permit Search \\*\\*](#)

| Permit Number | Date Issued | Date Completed | Description              |
|---------------|-------------|----------------|--------------------------|
| OC00495       | 3/1/1997    | -              | RSRA                     |
| OC01574       | 9/1/1994    | -              | ROOF                     |
| OC12899       | 3/1/1981    | -              | BLDG 01 = ADD ROOM & FOP |
| OC12368       | 10/1/1980   | -              | BLDG 01 = ADD FDG        |
| OC05870       | 6/1/1980    | -              | BLDG 01 = REMODEL        |

Prepared by and return to:

Gina Preston  
Brick City Title Insurance Agency, Inc.  
521 NE 25th Avenue  
Ocala, FL 34470  
(352) 622-8732  
File No 22-1292

Parcel Identification No 24563-000-00

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 23rd day of February, 2022 between Yoquinta Investment Group LLC, a Florida Limited Liability Company, whose post office address is 2052 Northeast 28th Street, Ocala, FL 34470, Grantor, to Lisa Seranno, whose post office address is 2613 NE 19<sup>th</sup> Avenue, Ocala, FL 34470, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

**The South 198 feet of Lot 13, of Ocala Plantation, Except the East 175 feet and Except the South 69 feet, according to the Plat thereof, as recorded in Plat Book A, at Page 62, of the Public Records of Marion County, Florida.**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Barbara J. O'Brien  
WITNESS SIGNATURE

Barbara J. O'Brien  
PRINTED NAME

Gina M. Preston  
WITNESS SIGNATURE

Gina M. Preston  
PRINTED NAME

Yoquinta Investment Group LLC, a Florida Limited Liability Company

By: Yosvany Quintana  
Yosvany Quintana, Manager

STATE OF FLORIDA  
COUNTY OF MARION

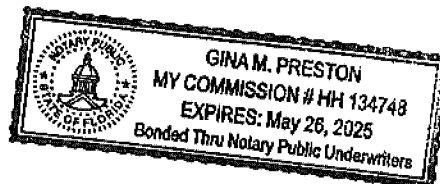
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of February, 2022 by Yosvany Quintana Manager of Yoquinta Investment Group LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_

OR Produced Identification: X

Type of Identification Produced: Driver's License





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

1/6/2025

CASE NO: CE25-0011

SERANNO LISA  
2613 NE 19TH AVE  
OCALA FL 34470-3857

RE:24563-000-00 | 2613 NE 19<sup>TH</sup> AVE OCALA

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 Officer on the referenced property listed above. Please see the following page(s) for a detailed list and description of those violations.

Violations:

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

Please clean property and remove all unsightly matter consisting of tarps, bike tires, totes, bins, gas cans, broken down lawn mowers, clothes, bags, trash, luggage, and many other miscellaneous items.

**SECTION 54-5 BURIAL OR BURNING OF MUNICIPAL SOLID WASTE OR RECOVERED MATERIALS**

Please do not burn municipal solid waste. Please remove fire pit.

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 **2/10/2025**. 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 me at (352) 598-7571. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Jeff Guilbault

Code Enforcement Officer



*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

10/13/2025

SERANNO LISA  
2613 NE 19TH AVE  
OCALA, FL. 34470

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

**Location of Violation:** 2613 NE 19TH AVE|24563-000-00

**Case Number:** CE25-0011

**Officer Assigned:** Jeff Guilbault

**Required Compliance Date:** 10/27/2025

**Public Hearing Date & Time:** 10/29/2025 10:30

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

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

Please cut and clean the property removing all junk and debris consisting of trash, tents, pallets, cardboard boxes, and many other miscellaneous items throughout the property. Please cut and clean all overgrowth of grass, weeds, and vines on the property. This includes the vines in the fencing.

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

Please repair all damaged fencing on the property. chain link fence is damaged in the front of the property and can be seen from the road. Please repair with like materials and or remove the fence from the property.

**SECTION 34-122 ABANDONED OR DERELICT VEHICLES**

Please get the RV in good running order or remove it from 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 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 – 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:

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

**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: CE25-0011**

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

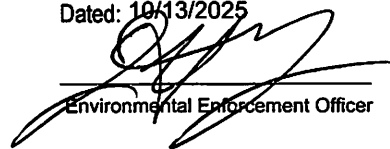
**STATE OF FLORIDA  
COUNTY OF MARION**

**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 10/13/2025 post the Notice of Violation & Public Hearing to the property, located at 2613 NE 19TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

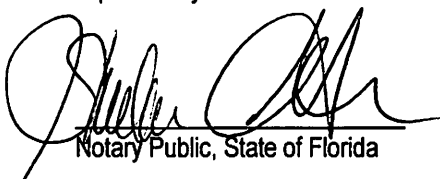
**FURTHER, AFFIANT SAYETH NAUGHT.**

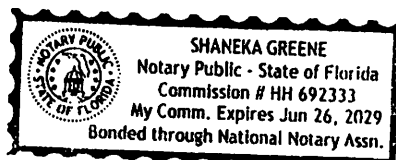
Dated: 10/13/2025

  
Environmental Enforcement Officer

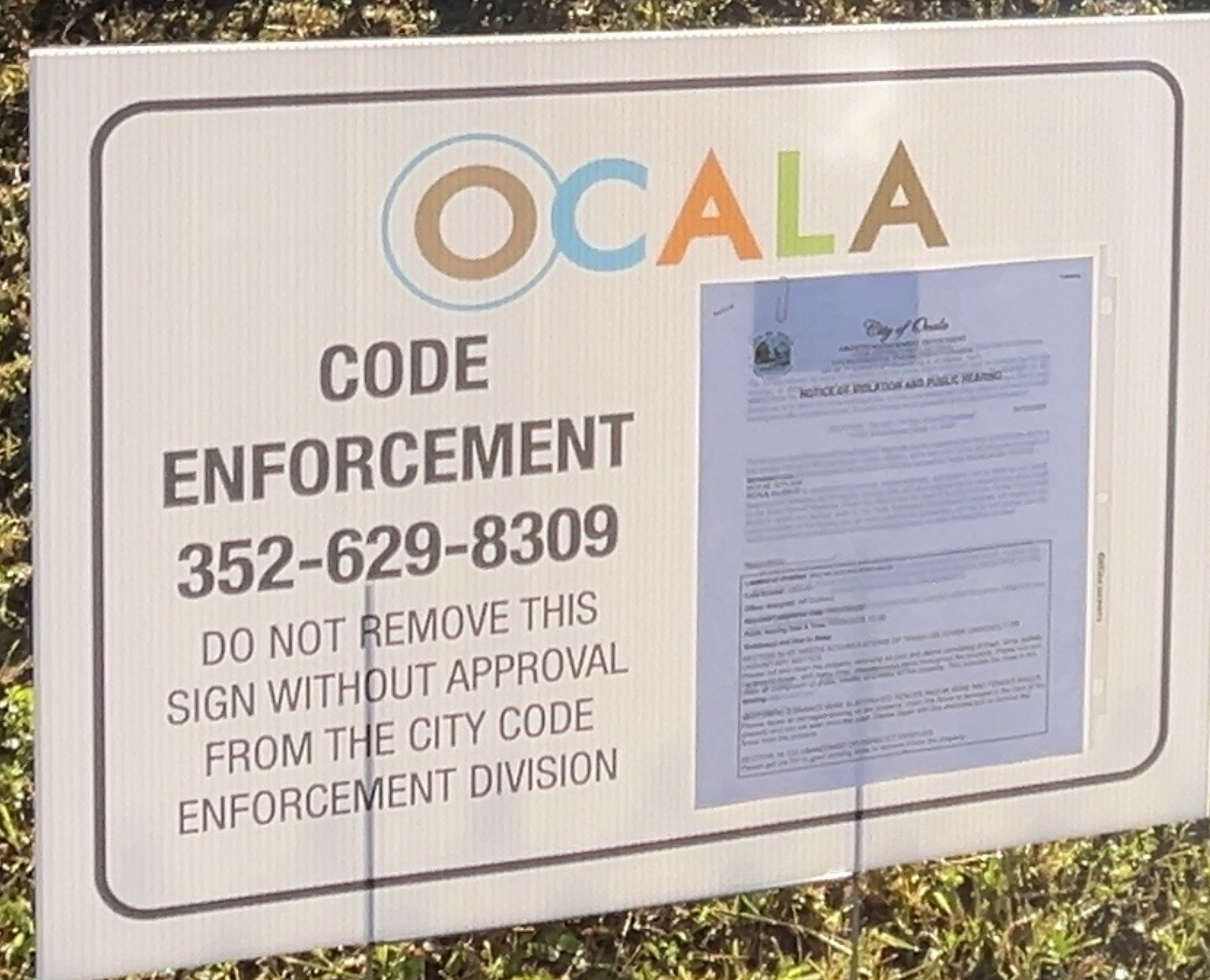
**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida







City of Ocala  
Environmental Enforcement  
10/13/2025 08:56:54





# OCALA

**CODE  
ENFORCEMENT  
352-629-8309**

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

 **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

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 VIOLATOR, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE. Failure to comply with the above stated 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 - 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Wide Avenue Ocala, FL 34471

10/13/2025

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:

SERANNO LISA  
2613 NE 19TH AVE  
OCALA, FL 34470

Subpoenas for witnesses and for records, surveys, plans, 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.

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

IF SPECIAL APPOINTMENTS ARE REQUIRED, PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-6306 TO MAKE SPECIAL ARRANGEMENTS.

Location of Violation: 2613 NE 19TH AVE (24563-000-00)  
Case Number: CE25-0011  
Officer Assigned: Jeff Guilbault  
Required Compliance Date: 10/27/2025  
Public Hearing Date & Time: 10/29/2025 10:30

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Please repair all damaged fencing on the property, chain link fence is damaged in the front of the property and can be seen from the road. Please repair with like materials and or remove the fence from the property.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES  
Please get the RV in good running order or remove it from the property.

Office Report

City of Ocala  
Environmental Enforcement  
10/13/2025 08:56:50



**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: CE25-0011**

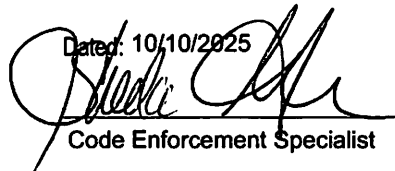
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA  
COUNTY OF MARION**

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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.**

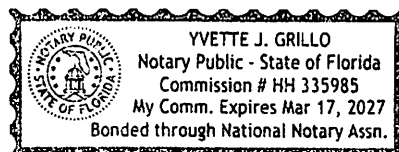
Dated: 10/10/2025  
  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/10/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida







City of Ocala  
Environmental Enforcement  
10/27/2025 10:59:45





City of Ocala  
Environmental Enforcement  
10/27/2025 10:59:33





City of Ocala  
Environmental Enforcement  
10/27/2025 10:59:40





City of Ocala  
Environmental Enforcement  
10/27/2025 10:59:38





01/06/25

09:27AM

City of Ocala  
Code Enforcement Division





01/06/25

09:27AM

City of Ocala  
Code Enforcement Division





01/06/25  
09:27AM

City of Ocala  
Code Enforcement Division