



Case Details - No Attachments

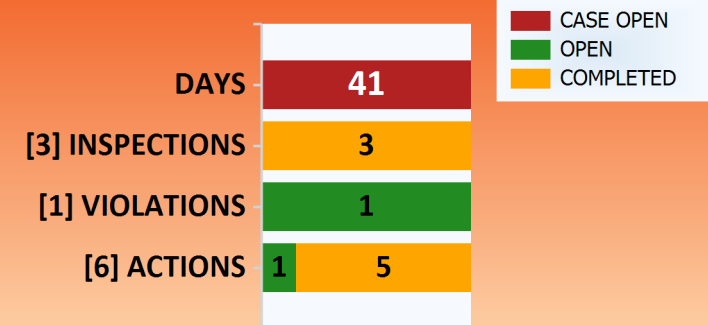
City of Ocala

Case Number

CE25-1134

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

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

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



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City of Ocala

Case Number

CE25-1134

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 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, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (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.) Pay the cost of prosecution of \$183.97 by January 1st, 2026.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PIERSON ASHLEY	854 NW 6TH AVE OCALA, FL 34475-5968			
RESPONDENT 1	PIERSON ASHLEY	854 NW 6TH AVE OCALA, FL 34475-5968			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-1134

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

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

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

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

THE CITY OF OCALA

CASE NO: CE25-1134

Petitioner,

VS.

PIERSON, ASHLEY

Respondents _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

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

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	5	\$110.00

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

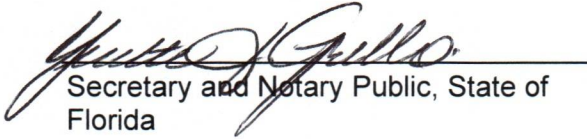
Total Costs: \$183.97

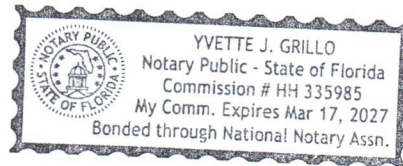
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

STATE OF FLORIDA
COUNTY OF MARION


JENNIPHER L BULLER
Supervisor, City of Ocala

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


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2026 Property Record Card

2571-007-007

Prime Key: 3005236

[MAP IT+](#)

Current as of 10/30/2025

[Property Information](#)

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

[Certified Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

Acres: .16

[2025 Certified Value](#)

Land Just Value	\$8,925		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$8,925		
Total Assessed Value	\$4,790	Impact	(S4,135)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$4,790		
School Taxable	\$8,925		

[History of Assessed Values](#)

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

[Property Transfer History](#)

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

[Property Description](#)

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

Parent Parcel: 2571-007-001

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

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

[Miscellaneous Improvements](#)

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

[Planning and Building](#)

[** Permit Search **](#)

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

FILE #: 2011118339 OR BK 05610 PGS 1200-1201

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

When recorded, mail to:

Document prepared by:

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

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on _____, between

Ashley Pierson Personal Rep., Grantor, of 854 NW 6th Ave
For Betty Lissimore, City of Ocala, State of Florida
 and Ashley Pierson, Grantee, of 854 NW 6th Ave
 _____, City of Ocala, State of Florida.

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

_____, City of Ocala, State of Florida:

PL=01 Seq=180229

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

EC-01/00/00/00/00/00

of Lot 9 Block 6

Sec 07 Twp 15 RGE 22

Plat Book A page 6

DUNNS NW ADD TO Ocala

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

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

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

Dated: 12/27/11

Ashequiale Pierson
Signature of Grantor

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

[Signature]
Signature of Witness #1

Russell Zimmerman
Printed Name of Witness #1

Ernie Council
Signature of Witness #2

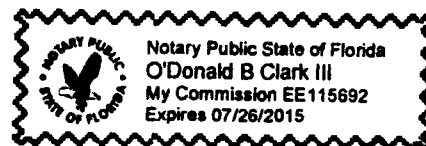
Jamie Council
Printed Name of Witness #2

State of Florida County of Marion

On _____, the Grantor, _____,

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

O'Donald B. Clark III.
Notary Signature

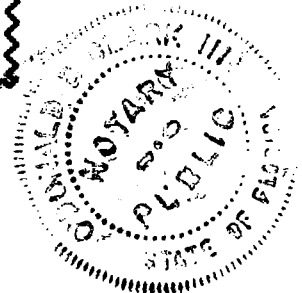


Notary Public,

In and for the County of Marion State of Florida

My commission expires: 7-26-2015

Seal



Send all tax statements to Grantee.

★NOVA Quitclaim Deed Pg.2 (07-09)



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

NOTICE OF VIOLATION AND PUBLIC HEARING

11/03/2025

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

Respondent(s) _____ /

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

Case Number: CE25-1134

Inspector Assigned: Jennipher Buller

Required Compliance Date: 11/20/2025

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

Violation(s) and How to Abate:

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

Overgrowth and unsightly or unsanitary matter upon the property. Cut and clean property.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 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:

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

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

CASE NO: CE25-1134

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 11/03/2025 post the Notice of Violation & Public Hearing to the property, located at 2574-007-007| VACANT LOT.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

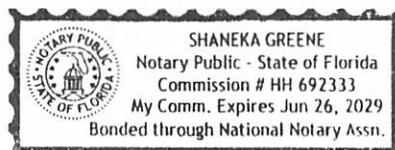
Dated: 11/03/2025

Jennifer Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

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

[Signature]
Notary Public, State of Florida





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



ENT
309
E THIS
PPROVAL
Y CODE
DIVISION

Office DEBOLO®



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

NOTICE OF VIOLATION AND PUBLIC HEARING

11/03/2025

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

Respondent(s) _____ /

Location of Violation: 2571-007-007[VACANT LOT]
Case Number: CE25-1134
Inspector Assigned: Jennipher Buller
Required Compliance Date: 11/20/2025
Public Hearing Date & Time: 12/11/2025 17:30
Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Overgrowth and unsightly or unsanitary matter upon the property. Cut and clean property.

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

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

CASE NO: CE25-1134

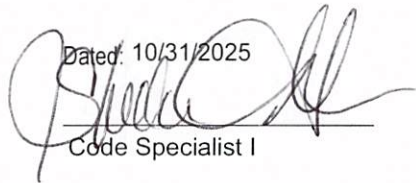
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 10/31/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

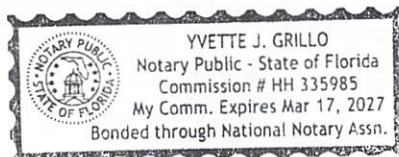
Dated: 10/31/2025

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/31/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





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

NOV PH-1134

VAC

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

3447545552187

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL



9489 0090 0027 6697 0025 76

JACKSONVILLE RPDC 320

4 NOV 2025 PM 3 L

Label 890-PBX Oct. 2015
Pitney Bowes

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 34471 **\$ 008.86⁰**
02 7W
0008039548 NOV 03 2025

NTXTF

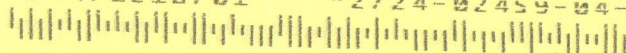
376 FF 1

0011/08/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

SL: 344/1218/01

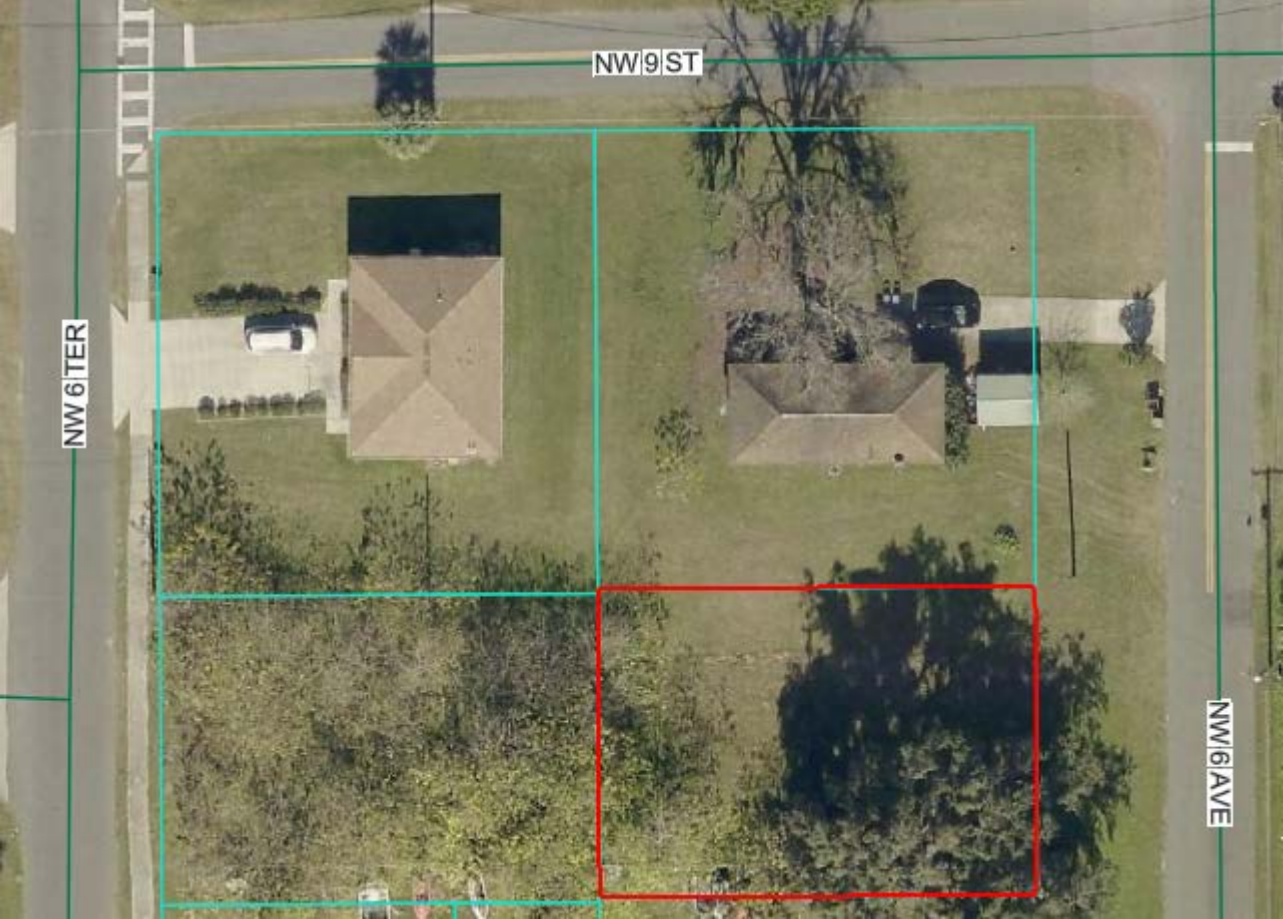
2/24-02459-04-40



NW 9 ST

NW 6 TER

NW 6 AVE





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



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



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



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