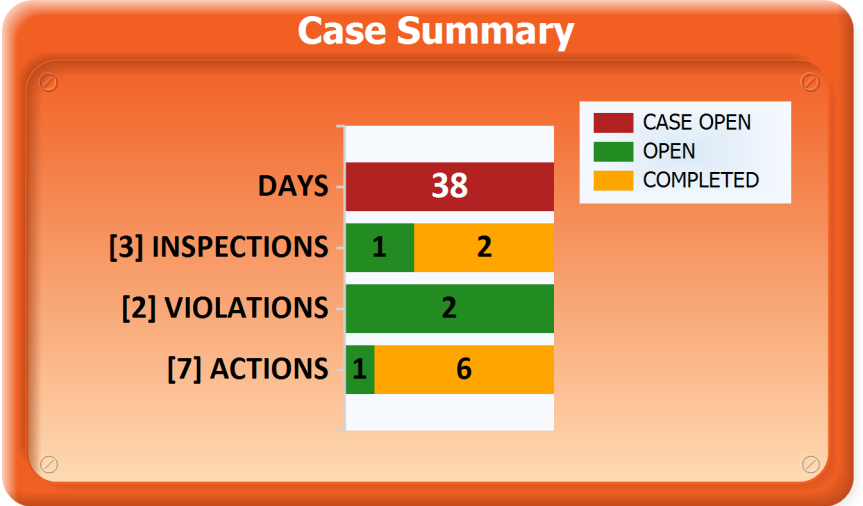


Description:			Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE		
Opened: 3/18/2026	Closed:	Last Action: 4/29/2026		Filw Up: 4/27/2026
Site Address: 522 SW 15TH AVE OCALA, FL 34471				
Site APN: 28455-000-00		Officer: OSIAS FERREIRA		
Details:				



ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WILLIAMS ELVIRA EST	PO BOX 5945 OCALA, FL 34478-5945			
RESPONDENT 1	WILLIAMS ELVIRA EST	PO BOX 5945 OCALA, FL 34478-5945			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE26-0375

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$141.09	\$0.00						
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	3/18/2026						Overgrowth trough out the entire property. Cut, clean and remove any overgrowth and tree debris from the property.		

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	3/18/2026				(a)All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official.(b)In appropriate cases, and for good cause, the building official may grant a 30-day extension to the time specified in subsection (a) of this section. Any permit so issued shall state the variance allowed and the compelling reason therefor.(c)Any variance from subsections (a) and (b) of this section must be granted by the code enforcement board or special magistrate. The roof is in a dilapidated state, with at least two visible holes. Property is unsafe address these issues immediately.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JLB	3/18/2026	3/18/2026	COMPLETED		While in the area, I observed a potentially dangerous structure and overgrowth on the property. The roof is in a dilapidated state, with at least two (2) visible holes, one very large. The along the fence line is overgrown. The residence appears to be vacant. Photos attached. The information has been forwarded to the Project Manager/Building Inspector and agreeance for dangerous structure based on the condition of the roof. The case has been assigned to Senior Inspector Osias Ferreira.
FOLLOW UP	OSF	3/19/2026	3/19/2026	COMPLETED		Complete property research and request Notice of Violation and Public Hearing to be prepared for 34-95 and 82-182 (life/safety).

FOLLOW UP	OSF	3/19/2026	3/19/2026	COMPLETED		On 3/19/2026 I did a follow up inspection and observed all violations to exist. A NOVPH will be created and mailed out to the proeprty owners since this house poses a heath hazard.
HEARING INSPECTION	OSF	4/27/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/20/2026	3/20/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/20/2026	3/20/2026	NOVPH MAILED 9489 0090 0027 6697 0474 16 WILLIAMS ELVIRA EST PO BOX 5945 OCALA, FL. 34478-5945
PREPARE NOTICE	SHANEKA GREENE	3/20/2026	3/20/2026	NOVPH
OFFICER POSTING	OSIAS FERREIRA	3/23/2026	3/23/2026	NOVPH READY FOR POSTING Posted at the property affidavit on file.
CONTACT	OSIAS FERREIRA	4/2/2026	4/2/2026	Rodrick 352-718-7699 called me to discuss the property and the violations.
				Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-182 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, May 28th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 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



Case Details - No Attachments

City of Ocala

Case Number

CE26-0375

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/17/2026	4/20/2026	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) Apply for and obtain any required permits needed to meet the Current Florida Building Code by 4:00 pm on Thursday, May 28th 2026. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permits issued are not inspected and finalized for closure 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 4:00 pm on Thursday, May 28th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within sixty (60) days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00 am 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 \$100.00 per day thereafter that shall run in addition any other fines until this violation has been abated. 3.) Pay the cost of prosecution of \$141.09 by May 28th, 2026. Non-compliance (Massey) Code Board hearing: 06/11/2026
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HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	4/29/2026		NEW BUSINESS
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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

28455-000-00

[GOOGLE Street View](#)

Prime Key: 672980

[MAP IT+](#)

Current as of 3/19/2026

[Property Information](#)

WILLIAMS ELVIRA EST
PO BOX 5945
OCALA FL 34478-5945

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .18

Situs: 522 SW 15TH AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$12,920		
Buildings	\$24,735		
Miscellaneous	\$323		
Total Just Value	\$37,978	Impact	
Total Assessed Value	\$29,612	Ex Codes:	(\$8,366)
Exemptions	\$0		
Total Taxable	\$29,612		
School Taxable	\$37,978		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$12,920	\$24,735	\$323	\$37,978	\$29,612	\$0	\$29,612
2024	\$10,540	\$24,051	\$323	\$34,914	\$26,920	\$0	\$26,920
2023	\$9,180	\$23,177	\$355	\$32,712	\$24,473	\$0	\$24,473

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	05/2025	71 DTH CER	0	U	I	\$100
2666/1223	06/1999	71 DTH CER	0	U	I	\$100
0852/0701	12/1977	07 WARRANTY	0	U	I	\$100
0852/0162	11/1977	71 DTH CER	0	U	I	\$100
0691/0297	06/1975	03 LIFE EST	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 095
COLUMBIA CITY
LOTS 11.12

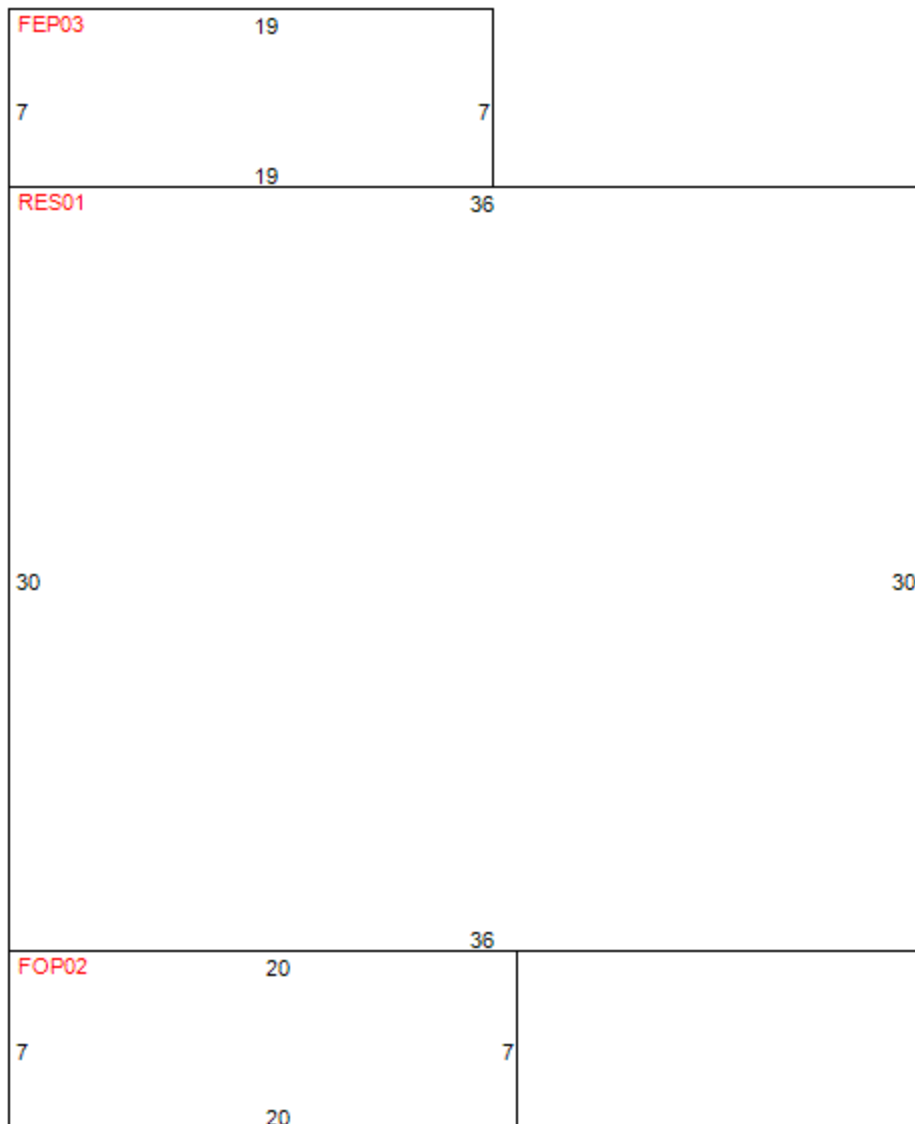
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		80.0	100.0	R2	80.00	FF						
Neighborhood 4527												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

RES01=R36U30L36D30.
FOP02=R20D7L20U7.U30
FEP03=R19U7L19D7.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	9 - 40-99 YRS
Condition	0
Quality Grade	300 - LOW
Inspected on	4/9/2020 by 025

Year Built	1960
Physical Deterioration	0%
Obsolescence: Functional	0%
Obsolescence: Locational	0%
Architecture	0 - STANDARD SFR
Base Perimeter	132

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	1960	N	0 %	0 %	1,080	1,080
FOP	0201	- NO EXTERIOR	1.00	1960	N	0 %	0 %	140	140
FEP	0324	- CONC BLK-PAINT	1.00	1960	N	0 %	0 %	133	133

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 08 OIL	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	250.00	LF	20	1979	1	0.0	0.0	
159 PAV CONCRETE	54.00	SF	20	1979	3	0.0	0.0	

[Appraiser Notes](#)

EST.INT.

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

Permit Number	Date Issued	Date Completed	Description



4.00
-30
-55

17260

BOOK 852 PAGE 701

This instrument was prepared by:

~~JOHN W. ARNETT, ESQUIRE~~

John W. Arnett, Esquire
MUSLEH, LEAK, BOND &
ARNETT, P.A.

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

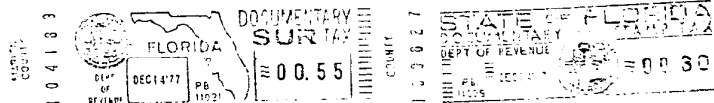
This Indenture, Made this 12th day of December 1977. Between

ROBERT LEE GRANT, a single man
of the County of Marion, State of Florida, grantor, and
ROBERT LEE GRANT and ELVIRA WILLIAMS, as joint tenants with the right
of survivorship, whose post office address is 707 N. W. 14th Avenue, Ocala, Florida, and 417 N. W.
12th Avenue, Ocala, Florida, respectively, grantee,
of the County of Marion, State of Florida

Witnesseth, That said grantor, for and in consideration of the sum of Ten and No/100-----
Dollars,
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 fol-
lowing described land, situate, lying and being in Marion County, Florida, to-wit:

Lots 11 and 12 of Columbia City, as per plat thereof recorded in
Plat Book "A", page 95 of the public records of Marion County,
Florida

FILED
1977 DEC 14 PM 3:06
CLERK OF CIRCUIT COURT
MARION COUNTY, FLORIDA



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Linda Paul Richardson
Henry J. James

Robert Lee Grant (Seal)
ROBERT LEE GRANT (Seal)
(Seal)
(Seal)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared ROBERT LEE GRANT

to me known to be the person described in and who executed the foregoing instrument and acknowledged before
me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 12th day of December
1977.

My commission expires:
Notary Public, State Of Florida At Large
My Commission Expires May 8, 1978

STATE OF FLORIDA
COUNTY OF MARION
THIS INSTRUMENT FILED AND RECORDED
DEC 14 1977, IN OFFICIAL RECORDS

BOOK 852, PAGE 701, RECORD VERIFIED
FRANCIS E. THOMPSON, CLERK CIRCUIT COURT
BY G. Wigelworth D.C.



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

03/23/2026

WILLIAMS ELVIRA EST
PO BOX 5945
OCALA, FL. 34478-5945

Respondent(s) _____ /

Location of Violation: 522 SW 15TH AVE|28455-00-00

Case Number: CE26-0375

Inspector Assigned: Osias Ferreira

Required Compliance Date: 04/27/2026

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

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

Overgrowth trough out the entire property. Cut, clean and remove any overgrowth and tree
debris from the property.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. The
roof is in a dilapidated state, with at least two visible holes. Property is unsafe address these
issues immediately.

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:

Osias Ferreira Code Inspector
oferreira@ocalafl.gov
352-789-5305

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

CASE NO: CE26-0375

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

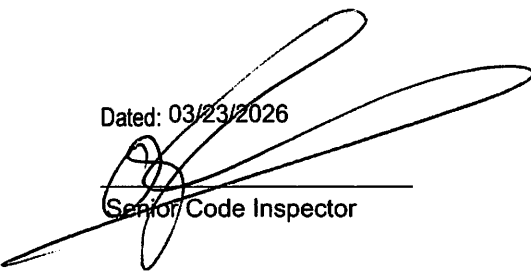
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 03/23/2026 post the Notice of Violation & Public Hearing to the property, located at 522 SW 15TH 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.

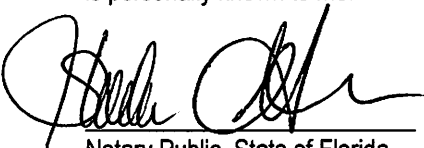
Dated: 03/23/2026



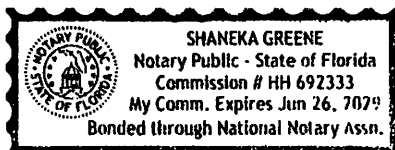
Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/23/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



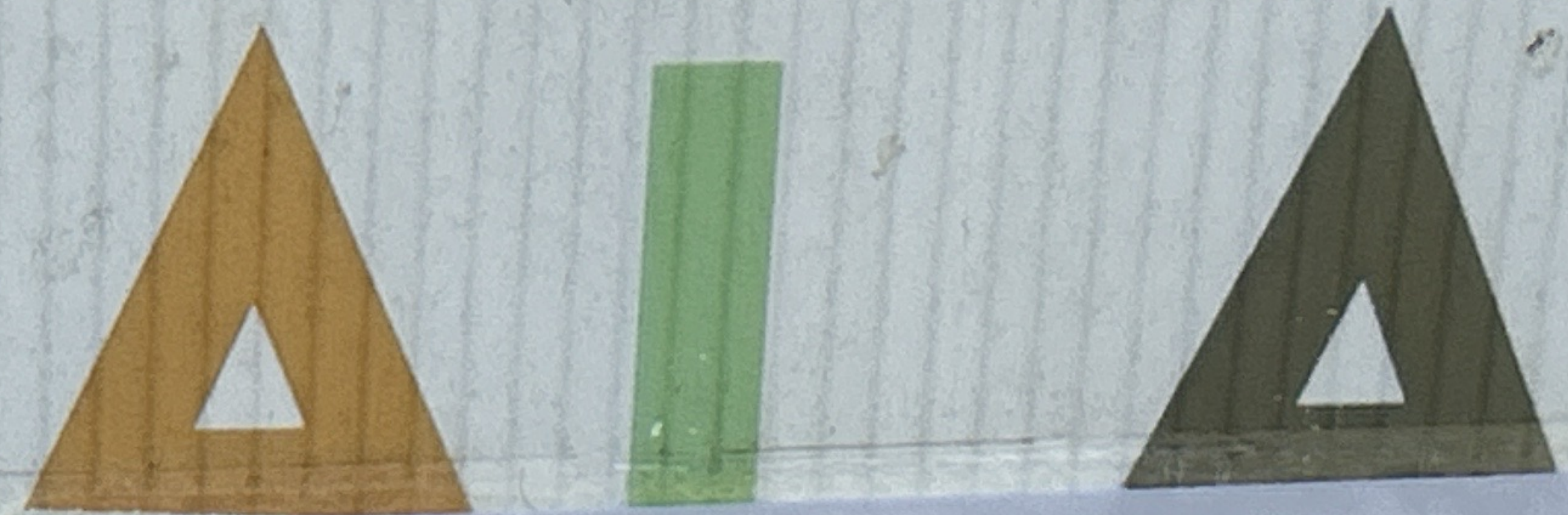
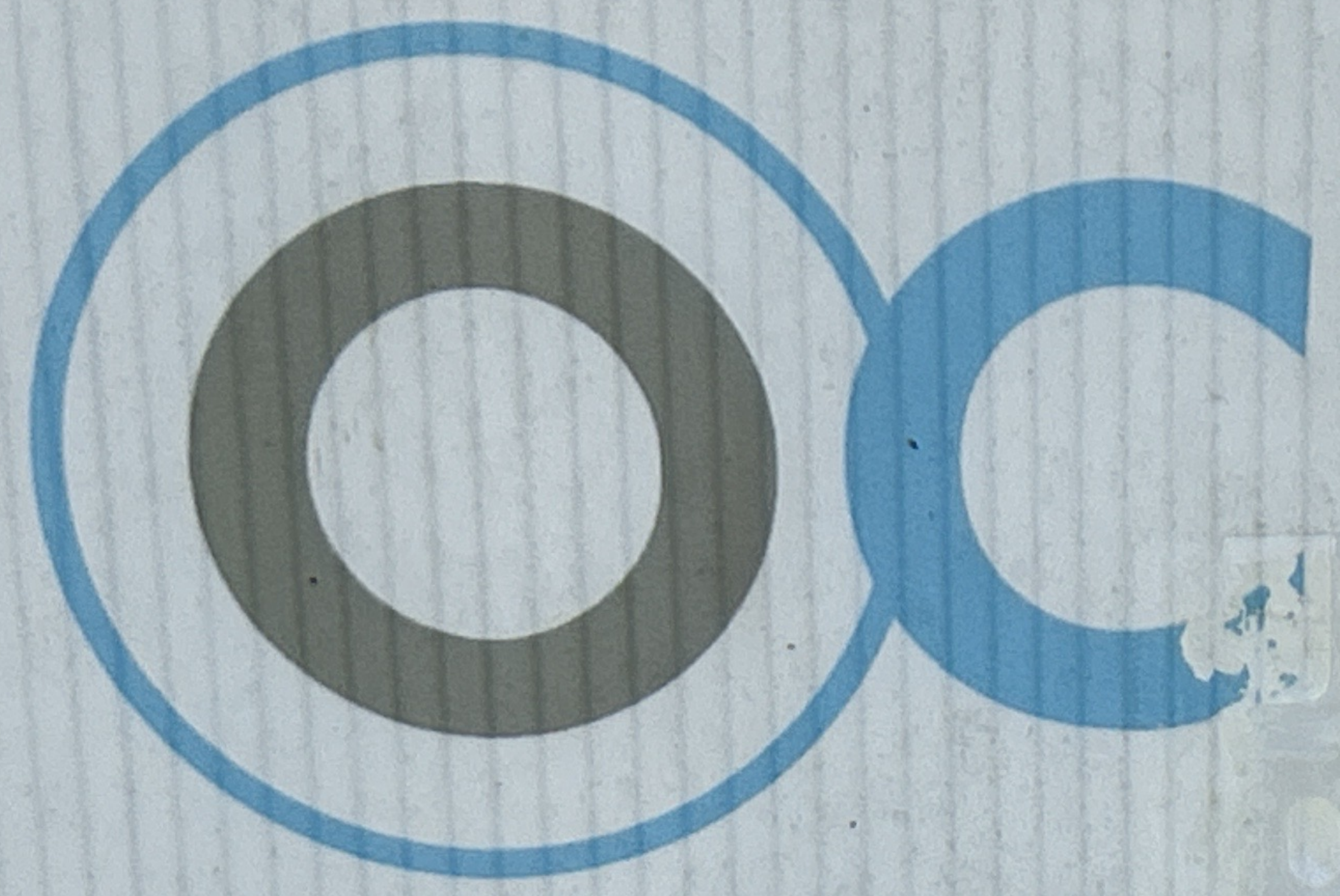
Notary Public, State of Florida





OCALA
CITY OF
MARION COUNTY, FLORIDA
3/23/2026 1:58 PM

City of Ocala
Code Enforcement Division
3/23/2026 1:58 PM



**CODE
ENFORCEMENT
352-629-8309**

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

Office Depole



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

03/23/2026

City of Ocala - City Hall - 2nd Floor (Council Chambers)
110 SE Waldo Avenue Ocala, FL 34471

WILLIAMS ELVIRA EST
PO BOX 5945
OCALA, FL 34478-5945

Respondent(s) _____

Location of Violation: 522 SW 15TH AVE|26455-00-00

Case Number: CE26-0376

Inspector Assigned: Osias Ferreira

Required Compliance Date: 04/27/2026

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSANITARY MATTER
Overgrowth throughout the entire property. Cut, clean and remove any overgrowth and tree debris from the property.
Section 82-182 - Dangerous buildings declared nuisance; abatement required. The building's roof is in a dilapidated state, with at least two visible holes. Property is unsafe address these issues immediately.

City of Ocala
Code Enforcement Division
3/23/2026 1:58 PM

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

CASE NO: CE26-0375

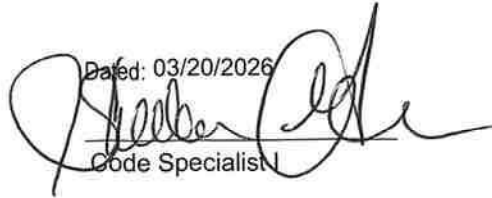
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 03/20/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

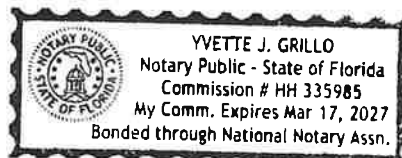
Dated: 03/20/2026

Code Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/20/2026 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
3/19/2026 10:12 AM



City of Ocala
Code Enforcement Division
3/19/2026 10:11 AM



City of Ocala
Code Enforcement Division
3/19/2026 10:11 AM



City of Ocala
Code Enforcement Division
3/19/2026 10:11 AM



City of Ocala
Code Enforcement Division
3/19/2026 10:12 AM



City of Ocala
Code Enforcement Division
3/18/2026 1:06 PM



City of Ocala
Code Enforcement Division
3/18/2026 1:06 PM



City of Ocala
Code Enforcement Division
3/18/2026 1:06 PM



City of Ocala
Code Enforcement Division
3/18/2026 1:06 PM