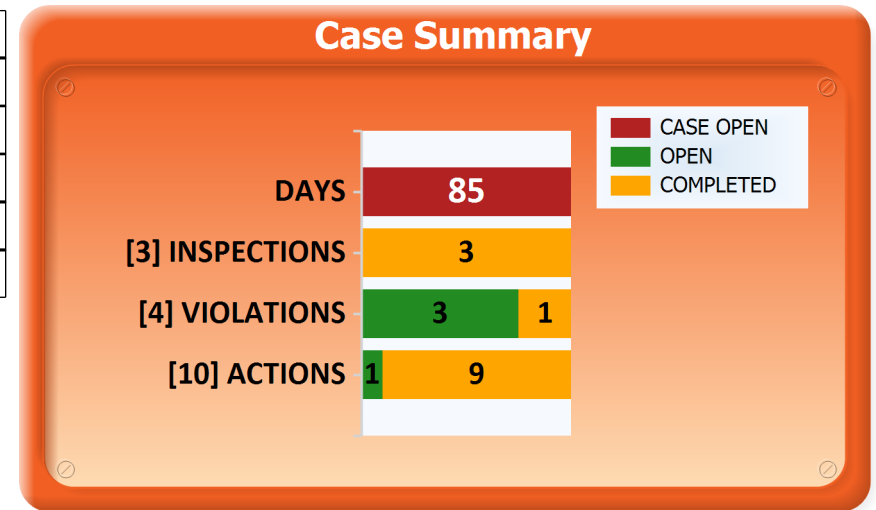


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0695

Description: Building damaged by tree			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 7/15/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/7/2025
Site Address: 48 SE 15TH TER OCALA, FL 34471			
Site APN: 28339-004-02		Officer: STEPHEN KNIGHT	
Details:			

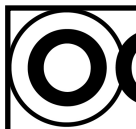


ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/18/2025	9/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/18/2025	9/18/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0056 38 BJ INVESTMENTS OF OCALA LLC 328 NE 1ST AVE SUITE 100 OCALA, FL. 34470-6616 9489 0090 0027 6697 0056 45 BJ INVESTMENTS OF OCALA LLC BERG STEPHEN J (REGISTERED AGENT) 35 SE 1ST AVE SUITE 102 OCALA, FL. 34471
COMPLAINT RECEIVED	JENNIPHER L BULLER	7/15/2025	7/15/2025	Complaint received from Building dept. staff via email. See attached. Duplex damaged by tree. Red Tagged.



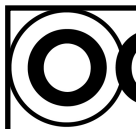
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0695

CONTACT	STEPHEN KNIGHT	9/26/2025	9/26/2025	I was contacted by John McGraw (352) 789-6520 who stated he was managing the property, and they were in the middle of an insurance claim. I told him to keep me undated when he had any contact with the insurance company.
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	9/19/2025	9/19/2025	NOVPH READY FOR POSTING NOVPH has been posted
PREPARE NOTICE	SHANEKA GREENE	7/17/2025	7/17/2025	CLTO BJ INVESTMENTS OF OCALA LLC 35 SE 1st Ave Suite 102 Ocala, FL 34471 Berg, Stephen J 35 SE 1st Ave Suite 102 Ocala, FL 34471 Berg & Berg Properties, LLC PO BOX 1766 OCALA, FL 34478 McGraw, Jon 35 SE 1st Ave Suite 102 Ocala, FL 34471



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0695

PREPARE NOTICE	SHANEKA GREENE	9/17/2025	9/18/2025	<p>NOVPH for Code Board</p> <p>BJ INVESTMENTS OF OCALA LLC 35 SE 1st Ave Suite 102 Ocala, FL 34471</p> <p>Berg, Stephen J 35 SE 1st Ave Suite 102 Ocala, FL 34471</p> <p>Berg & Berg Properties, LLC PO BOX 1766 OCALA, FL 34478</p> <p>McGraw, Jon 35 SE 1st Ave Suite 102 Ocala, FL 34471</p>
REGULAR MAIL	SHANEKA GREENE	7/17/2025	7/17/2025	CLTO MAILED (2)
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122 and 82-182 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</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</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-0695

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/30/2025	<p>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, December 4th, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, December 4th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>3,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, December 4th, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 4th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.</p>
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Case Details - No Attachments

City of Ocala

Case Number
CE25-0695

				<p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>4.) Pay the cost of prosecution of \$247.17 by December 4th, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	BJ INVESTMENTS OF OCALA LLC	328 NE 1ST AVE SUITE 100 OCALA, FL 34470-6616			
REGISTERED AGENT	BERG, STEPHEN J	35 SE 1st AVE SUITE 102 OCALA, FL 34471 OCALA, FL 34471			
RESPONDENT 1	BERG & BERG PROPERTIES, LLC	PO BOX 1766 OCALA, FL 34471			
RESPONDENT 2	MCGRAW, JON	35 SE 1st AVE SUITE 102 OCALA, FL 34471			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
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						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$247.17	\$0.00						
TOTALS:			\$247.17	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SKN	9/16/2025	9/16/2025	NON COMPLIANT		I followed up to the location and found the property in a similar situation. The tree has been removed, but the damage to the building remains. The truck is still parked on the side of the building and trash and debris around the property is still scattered. I went by the location of the owners office and could not find the location stated on sunbiz. View attachments. NOVPH will be sent.
HEARING INSPECTION	SKN	10/7/2025	10/7/2025	NON COMPLIANT		I followed up and found the derelict vehicle had been moved from the property, although the other violations remain. I spoke to the owner, and he stated they were in the middle of an insurance claim and didn't know when it would get resolved.
INITIAL	SKN	7/16/2025	7/16/2025	NON COMPLIANT		See notes in chronology and attached email from Building Dept. I responded to the location and observed the property. The building has been damaged by trees that have fallen. The roof and carport have damage as well as the walls to the rear. A derelict vehicle is parked in the driveway and need is to be removed or repaired.. The property has been red tagged by the building department. View attachments, follow up scheduled.

VIOLATIONS



Case Details - No Attachments

City of Ocala

Case Number

CE25-0695

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHEN KNIGHT	10/7/2025	10/7/2025			Vehicle parked in the driveway with a flat tire. Vehicle needs to be brought up to working order or removed from property. The vehicle has been moved from the property. This violation is abated.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	7/16/2025				Trees and debris on the property from two fallen trees. Debris and trees need to be removed from property.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	STEPHEN KNIGHT	7/16/2025				Building damaged from fallen trees. Roof, carport, and walls damaged by trees. Trees need to be removed, and structure needs to be repaired at per building specs. Obtain permits as required.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHEN KNIGHT	7/16/2025				Tree fell on roof of this home. Building Inspector John Bazmove Red Tagged the structure. Please repair all damage caused by the tree falling on the home. Permits will be required.

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

THE CITY OF OCALA

CASE NO: CE25-0695

Petitioner,

VS.

BJ INVESTMENTS OF OCALA LLC

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

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

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

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:	\$1.48	2	\$35.44	4	\$35.44

Total Costs: \$247.17

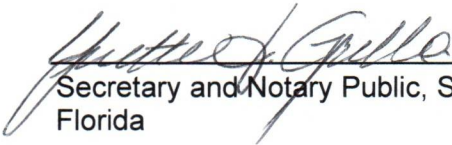
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

**STATE OF FLORIDA
COUNTY OF MARION**

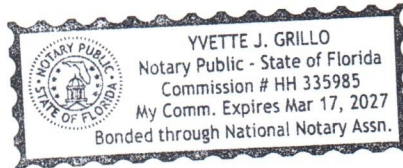


STEPHEN KNIGHT
Code Enforcement Officer, City of Ocala

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

28339-004-02

[GOOGLE Street View](#)

Prime Key: 1253756

[MAP IT+](#)

Current as of 7/16/2025

[Property Information](#)

BJ INVESTMENTS OF OCALA LLC
328 NE 1ST AVE SUITE 100
OCALA FL 34470-6616

[Taxes / Assessments:](#)

Map ID: 196

[Millage:](#) 1001 - OCALA

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

[PC:](#) 08

Acres: .32

[More Situs](#)

Situs: 48 SE 15TH TER OCALA

[2024 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$159,885	Impact	
Total Assessed Value	\$135,762	Ex Codes:	(\$24,123)
Exemptions	\$0		
Total Taxable	\$135,762		
School Taxable	\$159,885		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$69,695	\$117,085	\$2,009	\$159,885	\$135,762	\$0	\$135,762
2023	\$55,756	\$72,674	\$2,009	\$145,350	\$123,420	\$0	\$123,420
2022	\$55,756	\$54,759	\$2,009	\$114,750	\$112,200	\$0	\$112,200

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7349/0633	12/2020	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$80,800
6322/0785	12/2015	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$67,500
5433/1680	10/2010	62 DISTR	0	U	I	\$100
5429/0212	10/2010	74 PROBATE	0	U	I	\$100
5441/1852	07/2010	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
5441/1851	07/2010	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
0850/0140	12/1977	07 WARRANTY	0	U	I	\$42,200

[Property Description](#)

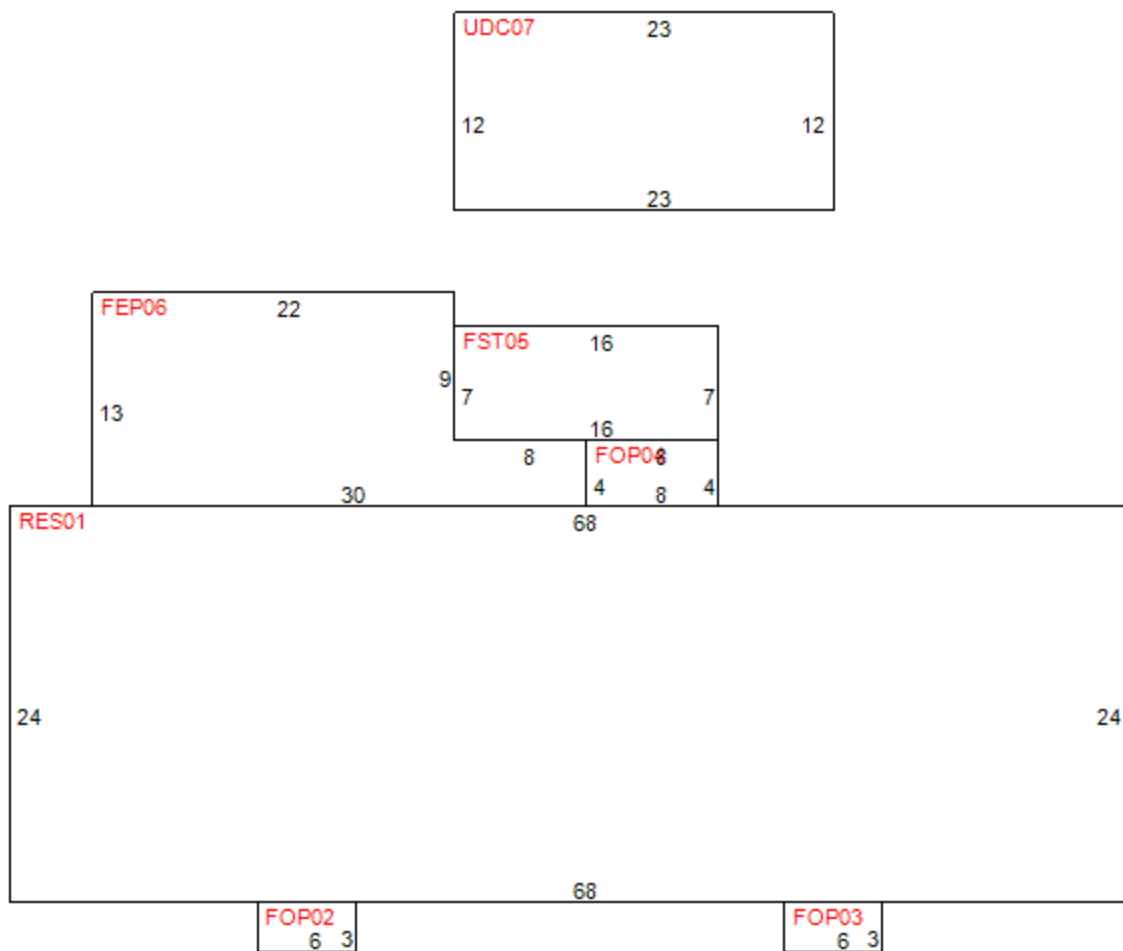
SEC 16 TWP 15 RGE 22
PLAT BOOK B PAGE 196

BLK A S 1/2 OF E 1/2 OF LOT 5 & S 1/2 OF LOT 6

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	0810	86.0	161.0	R3	13,939.00	SF							
Neighborhood 9916 - COMMERCIAL SE FORT KING STREET													
Mkt: 2 70													

Building 1 of 1

RES01=R68U24L68D24.R15
FOP02=D3R6U3L6.R32
FOP03=D3R6U3L6.U24L4
FOP04=L8U4R8D4.U4
FST05=L16U7R16D7.L16U9
FEP06=L22D13R30U4L8U9.U5
UDC07=R23U12L23D12.



Building Characteristics

Improvement 2F - DUPLEX- 02 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 6/9/2025 by 228

Year Built 1963
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 184

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1963	N	0 %	0 %	1,632	1,632
FOP 0201	- NO EXTERIOR	1.00	1963	N	0 %	0 %	18	18
FOP 0301	- NO EXTERIOR	1.00	1963	N	0 %	0 %	18	18
FOP 0401	- NO EXTERIOR	1.00	1963	N	0 %	0 %	32	32
FST 0524	- CONC BLK-PAINT	1.00	1963	N	0 %	0 %	112	112
FEP 0601	- NO EXTERIOR	1.00	1963	N	0 %	0 %	318	318
UDC 0701	- NO EXTERIOR	1.00	1963	N	0 %	0 %	276	276

Section: 1

Roof Style: 12 HIP	Floor Finish: 24 CARPET	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	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: 4	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	86.00	SF	20	1990	3	0.0	0.0
144 PAVING ASPHALT	105.00	SF	5	1963	1	7.0	15.0
ADU UTILITY-ALUM	70.00	SF	40	1963	1	10.0	7.0
UDC CARPORT-UNFIN	315.00	SF	40	1963	1	35.0	9.0
159 PAV CONCRETE	1,023.00	SF	20	2006	3	0.0	0.0

Appraiser Notes

INT EST

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD23-2221	9/19/2023	9/26/2023	DUPLEX REROOF
BLD06-1505	5/26/2006	6/13/2006	ASPHALT TO CONCRETE DRIVEWAY
OC00612	4/1/1993	-	ROOF

Rec. \$35.50
Doc. \$565.00

This instrument was prepared by,
record and return to:
Jon McGraw, Esq.
Schatt, McGraw, Rauba, Mutarelli, P.A.
328 N.E. 1st Avenue, Suite 100
Ocala, FL 34470
352-789-6520

SPECIAL WARRANTY DEED

THIS QUITCLAIM DEED, made the 1st day of January, 2020, between, **JM FARMS, LLC, a Florida limited liability company**, whose address is 2101 SW 42nd Street, Ocala, Florida 34471 (as to Parcel 1, Parcel 2, and Parcel 3); **JM FARMS, LLC, as Trustee**, whose address is 2101 SW 42nd Street, Ocala, Florida 34471 (as to Parcel 3); **JON I. MCGRAW, a married man**, whose address is 2101 SW 42nd Street, Ocala, Florida 34471 (as to Parcel 4, Parcel 5, Parcel 6); **JM FARMS, LLC, as Trustee of the 48 SE 15th Land Trust dated effective December 3, 2015**, whose address is 2101 SW 42nd Street, Ocala, Florida 34471 (as to Parcel 7) (hereinafter collectively "Grantor") and **BJ INVESTMENTS OF OCALA, LLC, a Florida limited liability company**, whose address is 328 NE 1st Avenue, Suite 100, Ocala, Florida 34470 ("Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby remise, release, and quit claim unto Grantee forever, all the right, title, interest, encumbrances, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Marion County, Florida, to wit:

PARCEL 1: Lot 9, Block 32, Silver Springs Shores Unit No. 1, as per plat thereof, recorded in Plat Book J, Pages 119 through 122, Public Records of Marion County, Florida.

Parcel ID: 9001-0032-09

PARCEL 2: Lot 7, Block C, EDGEWOOD PARK UNIT NO. 1, as per plat thereof recorded in Plat Book D, Page 91, Public Records of Marion County, Florida; less and except that portion deeded to the State of Florida for roadway purposes in Official Records Book 551, Page 221, Public Records of Marion County, Florida.

Parcel ID: 2934-003-007

PARCEL 3: Commencing at the Northeast corner of the NW ¼ of the SE ¼ of Section 14, Township 15 South, Range 22 East, thence run South 00°05'07" East along the East boundary of said NW ¼ of the SE ¼ of said section 14 a distance of 548 feet for the Point of Beginning, and from said Point of Beginning, run thence South 89°36'10" West 244.37 feet, thence South 00°02'34" East 130 feet, thence North 89°36'10" East 244 feet, thence North 00°05'07" West 130 feet to the Point of Beginning, except the East 25 feet thereof for road right-of-way purposes and subject to an easement of Florida Power Corporation on and over the West 100 feet of the above-described property.

Together with the property identified in the attached Exhibit "A"

Parcel ID: 27769-001-00

PARCEL 4: Lot 27, Block 321, of Silver Springs Shores, Unit No. 18, as per plat thereof, recorded in Plat Book J, Pages 146 through 153, Inclusive, of the Public Records of Marion County, Florida.

Parcel ID: 9018-0321-27

PARCEL 5: Lot 10, Block 613, of Silver Springs Shores, Unit No. 24, as per plat thereof, recorded in Plat Book J, Pages 188 through 201, of the Public Records of Marion County, Florida.

Parcel ID: 9024-0613-10

PARCEL 6: Lots 1 and 2, of MAGNOLIA PLACE, as per Plat thereof, recorded in Plat Book "A", Page 163, of the Public Records of Marion County, Florida.

Parcel ID: 2825-000-001

PARCEL 7: S ½ of E ½ of Lot 5, and South ½ of Lot 6, Block "A", WARTMAN PARK, per plat recorded in Plat Book "B", Page 196, Public Records of Marion County, Florida.

Parcel ID: 28339-004-02

THE ABOVE-DESCRIBED PROPERTIES ARE NOT THE HOMESTEAD OF THE GRANTOR

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

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

THIS INSTRUMENT WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED TO SCHATT, McGRAW, RAUBA, MUTARELLI, P.A. BY GRANTOR AND NO OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT.

Grantor and Grantee are used for singular or plural, as context requires.

[SIGNATURE PAGE TO FOLLOW]

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:

Tara Trent
Tara Trent Witness

Kimberly A Tabor
Kimberly A Tabor Witness

STATE OF FLORIDA
COUNTY OF Marion

GRANTOR:

JM FARMS, LLC, a Florida limited liability
company

By: JON MCGRAW, as Manager

JM FARMS, LLC, as Trustee

By: JON MCGRAW, as Manager

By: JON I. MCGRAW, a married man

JM FARMS, LLC, as Trustee of the 48 SE 15th
Land Trust dated effective December 3, 2015

By: JON MCGRAW, as Manager

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of December, 2020, JON I. MCGRAW, Individually and as Manager of the following: JM FARMS, LLC, a Florida limited liability company, and JM FARMS, LLC, as Trustee and JM FARMS, LLC, as Trustee of the 48 SE 15th Land Trust dated effective December 3, 2015, who is known to me (YES ☒ NO ☐) to be the persons described in and who executed the foregoing instrument, OR who have produced _____ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of December, 2020.



KIMBERLY A TABOR
Commission # GG 291900
Expires February 16, 2023
Bonded Thru Budget Notary Services

Kyla Tabor
(Print Name)
Notary Public, State of Florida
My Commission Expires:

PARCEL 3

EXHIBIT "A"

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE RUN SOUTH 0°05'07" EAST ALONG THE EAST BOUNDARY OF SAID NW 1/4 OF THE SE 1/4 OF SAID SECTION 14 A DISTANCE OF 548 FEET FOR THE POINT OF BEGINNING, AND FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°36'10" WEST 244.37 FEET; THENCE SOUTH 0°02'34" EAST 130 FEET; THENCE NORTH 89°36'10" WEST 244.37 FEET; THENCE SOUTH 0°05'07" WEST 130 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 25 FEET THEREOF FOR ROAD RIGHT OF WAY PURPOSES AND SUBJECT TO AN EASEMENT FOR FLORIDA POWER CORPORATION ON AND OVER THE WEST 100 FEET OF THE ABOVE DESCRIBED PROPERTY, ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

AND

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE RUN SOUTH 0°05'07" EAST ALONG THE EAST BOUNDARY OF SAID NW 1/4 OF THE SE 1/4, 418.50 FEET FOR THE POINT OF BEGINNING, RUN THENCE SOUTH 89°36'10" WEST 244.66 FEET, THENCE SOUTH 0°12'50" EAST 129.50 FEET; THENCE NORTH 89°36'10", EAST 244.37 FEET, THENCE NORTH 0°05'07" WEST 129.50 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES, ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

LESS AND EXCEPT AS TO BOTH PARCELS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'07" EAST ALONG THE EAST BOUNDARY OF SAID NW 1/4 OF THE SE 1/4 418.50 FEET FOR THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, RUN SOUTH 00°05'07" EAST 10.00 FEET; THENCE RUN SOUTH 89°36'10" WEST 219.64 FEET; THENCE RUN NORTH 00°12'50" WEST 10.00 FEET; THENCE RUN NORTH 89°36'10" EAST 219.66 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 25 FEET THEREOF FOR ROAD RIGHT OF WAY PURPOSES AND SUBJECT TO AN EASEMENT FOR FLORIDA POWER CORPORATION ON AND OVER THE WEST 100 FEET OF THE ABOVE DESCRIBED PROPERTY.

Property Address: 216 SE 44TH AVENUE, OCALA, FL 34471



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BJ INVESTMENTS OF OCALA LLC

Filing Information

Document Number	L18000215408
FEI/EIN Number	83-2211938
Date Filed	09/10/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/17/2022

Principal Address

35 SE 1st Ave
Suite 102
Ocala, FL 34471

Changed: 03/01/2023

Mailing Address

35 SE 1st Ave
Suite 102
Ocala, FL 34471

Changed: 03/01/2023

Registered Agent Name & Address

Berg, Stephen J
35 SE 1st Ave
Suite 102
Ocala, FL 34471

Name Changed: 10/17/2022

Address Changed: 03/01/2023

Authorized Person(s) Detail

Name & Address

Title Manager

Berg & Berg Properties, LLC
PO BOX 1766
OCALA, FL 34478

Title Manager

McGraw, Jon
35 SE 1st Ave
Suite 102
Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2023	03/01/2023
2024	02/29/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
02/29/2024 -- ANNUAL REPORT	View image in PDF format
03/01/2023 -- ANNUAL REPORT	View image in PDF format
10/17/2022 -- REINSTATEMENT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
06/24/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
09/10/2018 -- Florida Limited Liability	View image in PDF format

Fwd: Unit 48 and 50 SE 15th Terrace

From Greg McClellan <gmcclellan@ocalafl.gov>

Date Tue 7/15/2025 8:04 AM

To Jannipher L. Buller <JBuller@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>

Sent from my iPhone

Begin forwarded message:

From: John Bazemore <jbazemore@ocalafl.gov>

Date: July 14, 2025 at 7:19:26 PM EDT

To: Michael Brown <mibrown@ocalafl.gov>, Mary Vazquez <mvazquez@ocalafl.gov>, Matthew Leibfried <MLeibfried@ocalafl.gov>, Phillip Moore <PMoore@ocalafl.gov>, Greg McClellan <gmcclellan@ocalafl.gov>

Subject: Unit 48 and 50 SE 15th Terrace

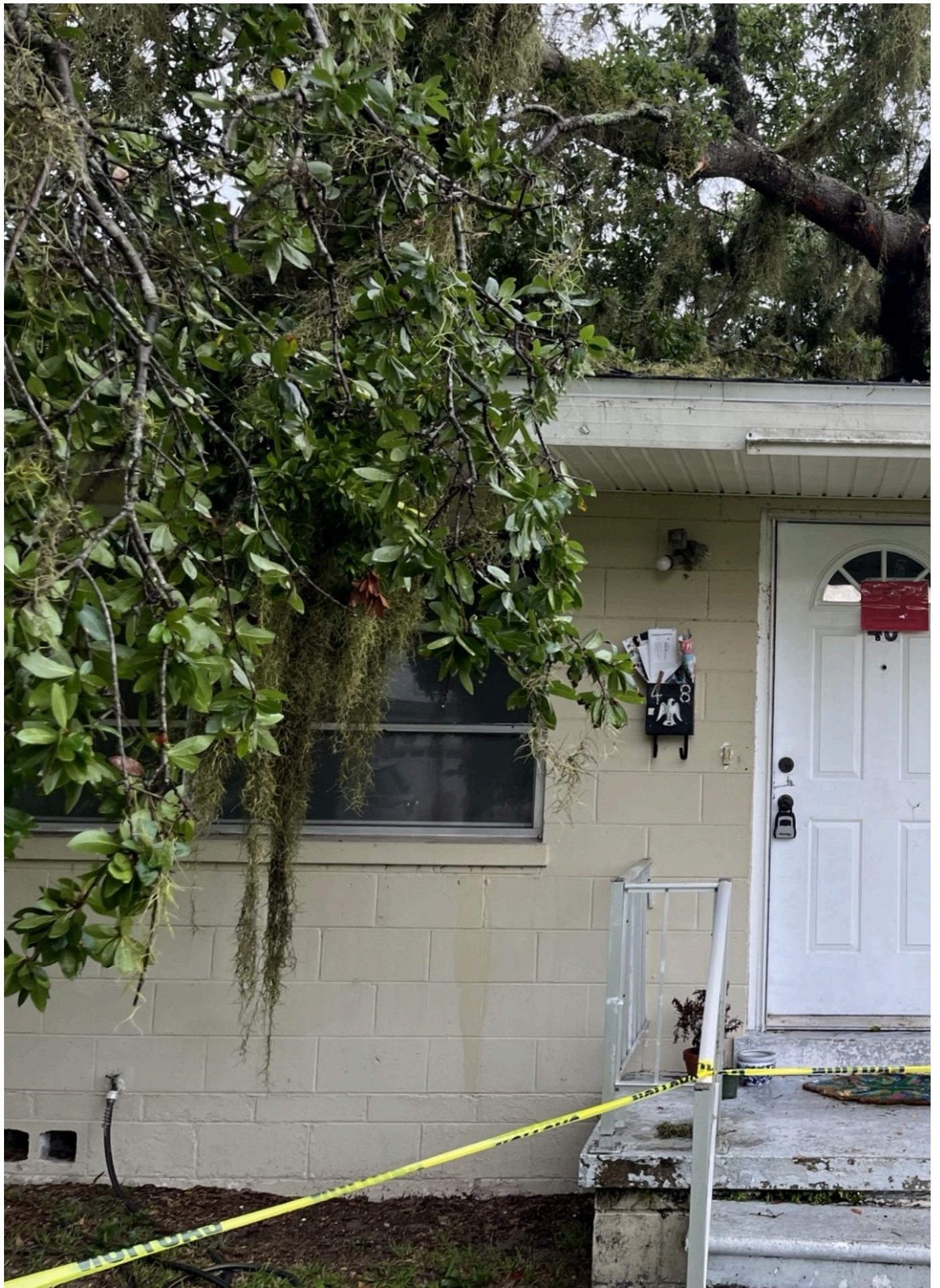
At 4:50 I was notified by John that OFD needed a oncall inspector to come to the above address.

Upon arrival I met Capt.Ortiz. A very large oak tree had fallen on the house. We entered the duplex and agreed it was unsafe to be in both units. He advised me they had contacted the power company as the tree had ripped wires out of the ceiling . I proceed to red tag both units as unsafe and ribboned it off.

The case number is # 202502514952.

Jon McGraw is the owner rep at 678-643-9799 .

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

7/17/2025

CASE NO: CE25-0695

BJ INVESTMENTS OF OCALA LLC
328 NE 1ST AVE SUITE 100
OCALA, FL. 34470-6616

BJ INVESTMENTS OF OCALA LLC
BERG STEPHEN J (REGISTERED AGENT)
35 SE 1ST AVE SUITE 102
OCALA, FL. 34471

RE: 28339-004-02 | 48 SE 15TH TER

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 review the violations and how to abate them as follows:

Compliance Requested on or before: 09/16/2025

Violations:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Vehicle parked in the driveway with a flat tire. Vehicle needs to be brought up to working order or removed from property.

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

Trees and debris on the property from two fallen trees. Debris and trees need to be removed from property.

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Building damaged from fallen trees. Roof, carport, and walls damaged by trees. Trees need to be removed, and structure needs to be repaired at per building specs. Obtain permits as required.

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

Please repair all damage caused by the tree falling on the home.

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 the date indicated. 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 the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHEN KNIGHT,
Code Enforcement Officer
352-456-8820 sknight@ocalafl.gov



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

NOTICE OF VIOLATION AND PUBLIC HEARING

09/19/2025

BJ INVESTMENTS OF OCALA LLC
328 NE 1ST AVE SUITE 100
OCALA, FL. 34470-6616

BJ INVESTMENTS OF OCALA LLC
BERG STEPHEN J (REGISTERED AGENT)
35 SE 1ST AVE SUITE 102
OCALA, FL. 34471

Respondent(s) _____ /

Location of Violation: 48 SE 15TH TER|28339-004-02

Case Number: CE25-0695

Officer Assigned: Stephen Knight

Required Compliance Date: 10/07/2025

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

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Vehicle parked in the driveway with a flat tire. Vehicle needs to be brought up to working order or removed from property.

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

Trees and debris on the property from two fallen trees. Debris and trees need to be removed from property.

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Building damaged from fallen trees. Roof, carport, and walls damaged by trees. Trees need to be removed, and structure needs to be repaired at per building specs. Obtain permits as required.

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

Tree fell on roof of this home. Building Inspector John Bazmove Red Tagged the structure. Please repair all damage caused by the tree falling on the home. Permits will be required.

Dear property owner, or agent,

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

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

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

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Stephen Knight Code Enforcement Officer
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-0695

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 09/19/2025 post the Notice of Violation & Public Hearing to the property, located at 48 SE 15TH TER.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

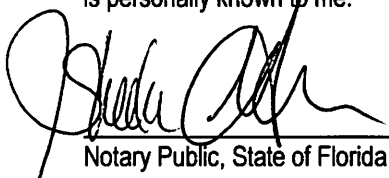
Dated: 09/19/2025



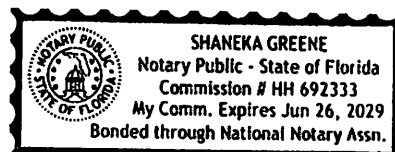
Code Enforcement Officer

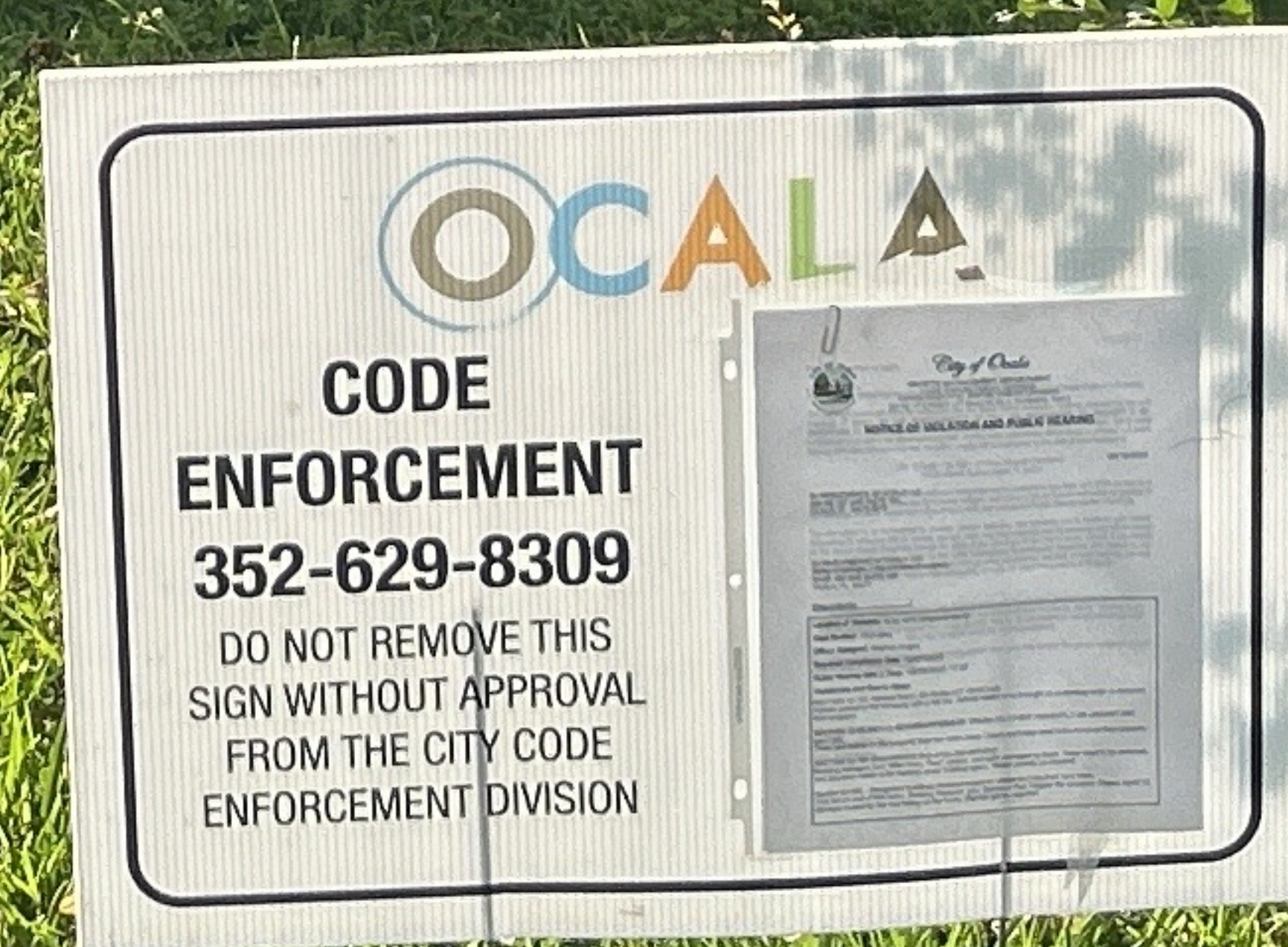
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/19/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.




Notary Public, State of Florida





City of Ocala
Code Enforcement Division
9/19/2025 5:00 PM





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 7TH STREET (2ND FLOOR) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

The City of Ocala, through the Code Enforcement Division, has the authority to levy fines up to \$250 per day for a 328 NE 1ST AVE SUITE 100, Ocala, FL 34470-6616. This notice is being issued to you as the owner of the property. If you wish to appeal this notice, you must do so within 10 business days of the date of this notice. If you fail to do so, the City of Ocala will proceed with the enforcement of the code. The public hearing will be held on the date and at the time indicated below.

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, 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 be represented by counsel, you must appear through the office of the City Clerk of the City of Ocala, Florida. If you should be represented by counsel, you must appear through the office of the City Clerk of the City of Ocala, Florida. If you should be represented by counsel, you must appear through the office of the City Clerk of the City of Ocala, Florida.

City of Ocala - City Hall - 9TH Floor (Council Chambers)
110 SE Wells Avenue Ocala, FL 34471

09/19/2025

Respondent(s)

Location of Violation: 48 SE 15TH TER 08339-004-02
Case Number: CE25-0095
Officer Assigned: Stephen Knight
Required Compliance Date: 10/07/2025
Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:
SECTION 34-122 ABANDONED OR DERELICT VEHICLES
Vehicle parked in the driveway with a flat tire. Vehicle needs to be brought up to working order or removed from property.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Trash and debris on the property from two fallen trees. Debris and trees need to be removed from property.
SECTION 62-181 DANGEROUS BUILDING DEFINITIONS
Building damaged from fallen trees. Roof, carport, and walls damaged by trees. Trees need to be removed, and structure needs to be repaired at per building specs. Obtain permits as required.
SECTION 62-182 - Dangerous buildings declared nuisance, abatement required; time limits.
Tree fell on roof of this home. Building Inspector John Bazmore Red Tagged the structure. Please repair all damage caused by the tree falling on the home. Permits will be required.

City of Ocala
Code Enforcement Division
9/19/2025 5:00 PM

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

CASE NO: CE25-0695

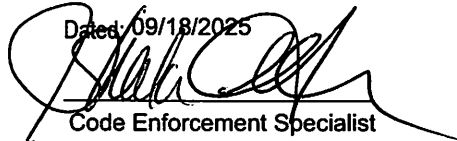
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 09/18/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

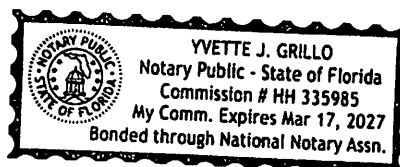
Dated: 09/18/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/18/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
10/7/2025 8:39 AM



City of Ocala
Code Enforcement Division
10/7/2025 8:41 AM



City of Ocala
Code Enforcement Division
10/7/2025 8:40 AM



City of Ocala
Code Enforcement Division
7/16/2025 12:58 PM



City of Ocala
Code Enforcement Division
7/16/2025 9:26 AM



City of Ocala
Code Enforcement Division
7/16/2025 9:26 AM



City of Ocala
Code Enforcement Division
7/16/2025 9:38 AM



City of Ocala
Code Enforcement Division
7/16/2025 12:56 PM



City of Ocala
Code Enforcement Division
7/16/2025 12:56 PM



City of Ocala
Code Enforcement Division
7/16/2025 12:56 PM



City of Ocala
Code Enforcement Division
7/16/2025 12:56 PM



City of Ocala
Code Enforcement Division
7/16/2025 12:56 PM



Dangerous or Unsafe Do Not Enter

In accordance with sections 102.2, 111.4, 112.4, 115.1, and 202.11 of the Florida Building Code, this structure has been found to be dangerous or unsafe by the building official. This notice is to remain on this structure until it is repaired, vacated, or demolished in accordance with the notice, which has been given to the owner, occupant, lessee, mortgagee, or agent of this structure, and all other persons having an interest in said structure as shown by the land records of the clerk of the circuit court. It is unlawful to remove this notice until such notice is complied with.

Structure Name / Address: 405 E. 15th Ave.

Date: 7/14/25

Inspector Name: John Bazzano Signature: [Signature]

☒ This structure has been inspected on the exterior and interior.
☐ This structure has been inspected on the exterior only (additional inspection may be required).
This structure has been inspected and found to be dangerous or unsafe. It is unsafe to enter or occupy.
Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING REGULATIONS, Sec. 82-181, Sec. 82-182, Sec. 82-183, Sec. 82-184, Sec. 82-185, Sec. 82-186, Sec. 82-187, or Sec. 82-188.

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

Any person removing this notice shall be guilty of an offense as provided in section 1-9, City of Ocala Code of Ordinances.
State Law reference - Penalty for ordinance violations, F.S. § 166.22; status of ordinance violations, F.S. § 215.08.

Robert Boulette
Chief Building Official

City of Ocala, Code Enforcement Division, 201 SE 3rd Street One Floor, Ocala, FL 34471, Phone: (352) 499-9331

City of Ocala
Code Enforcement Division
7/16/2025 12:57 PM



City of Ocala
Code Enforcement Division
7/16/2025 12:57 PM



City of Ocala
Code Enforcement Division
7/16/2025 12:58 PM