

Lien Number: NBDL12000452, NBNL11002298, NBNL10005907, NBNL10003468, NBNL09003227, NBNL09003150 & NBNL08002569

Real Estate No. 072535-0000

Property Address: 1320 Ionia St., Jacksonville, FL 32206 ("Property")

**AGREEMENT TO REDUCE NUISANCE ABATEMENT and DEMOLITION LIENS**

THIS AGREEMENT TO REDUCE NUISANCE ABATEMENT and DEMOLITION LIENS ("Agreement") is made this 12<sup>th</sup> day of July, 22, by and between the CITY OF JACKSONVILLE ("City"), and Harmony Family Group, LLC ("Applicant").

**RECITALS**

A. Applicant owns the above named Real Property ("Property") which is subject to a Nuisance Abatement or Demolition Lien or Liens ("Lien") in the total amount of \$24,707.66, including interest accrued to date, that was imposed by the City for certain violations of Chapter 518, *Ordinance Code*.

B. Applicant wishes to obtain a reduction of the Lien in order to purchase the Property or obtain financing to make repairs to the Property in order to rehabilitate the Property, and bring said Property into compliance with the standards set forth in Chapter 518, *Ordinance Code*. Applicant understands that the City is unable to reduce the Lien until such time as the Property is in compliance with Chapter 518, *Ordinance Code*.

**NOW THEREFORE**, for the mutual covenants granted herein and other good and valuable consideration which is hereby acknowledged, the parties agree to the following:

1. **Purpose of Agreement.** The purpose of this Agreement is to state the terms and conditions to be fulfilled by Applicant and the City for the reduction of the Lien imposed against the Property, upon completion of all repairs necessary to bring the Property into compliance with Chapter 518, *Ordinance Code*.

2. **Plans and Permit required.** If required by the City, within 180 (one hundred eighty) days of the execution of this Agreement, Applicant shall provide to City a copy of the plans and specifications ("Plans and Specifications") and any permits necessary to rehabilitate the property or complete the repairs (the "Improvements") or demolition of the structure on the property in order to bring the Property into compliance with Chapter 518, *Ordinance Code* and any other applicable codes, including, but not limited to the Florida Building Code. If Applicant does not receive the final permits referenced in this section within 180 (one hundred eighty) days of execution of this Agreement, then City, may agree to extend the time period for Applicant receiving these permits; otherwise, this Agreement shall be terminated.

3. **Completion Date.** Construction of the improvements shall commence no later than 2 (two) years after the execution of this agreement. Construction of the Improvements shall be completed by July 12, 2024 (date to be agreed upon between the City and the applicant). This agreement shall terminate if completion does not occur by the specified date. Construction shall be in accordance with any Plans and Specifications provided pursuant to Paragraph 2 hereof. Applicant

Sold  
3/13/24  
errawise  
Jones INC



If to Applicant

David Schrieter  
426 Orme Bluff Ave.  
Jax, FL 32211

Tel: \_\_\_\_\_

Email: \_\_\_\_\_

7.2 **Agreement Format.** All words used herein in the singular form shall extend to and include the plural. All words used in the plural form shall extend to and include the singular. All words used in any gender shall extend to and include all genders.

7.3. **Execution of Agreement.** This Agreement may be simultaneously executed in two or more counterparts, each of which shall be deemed an original.

7.4 **Entire Agreement/Non-Waiver/Amendment.** This Agreement constitutes the complete agreement between the parties with respect to its subject matter and all antecedent or contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be waived unless such waiver is set forth in writing signed by the party to be charged and this Agreement otherwise may be modified or amended only by a written instrument signed by Applicant and City.

7.5 **Severability.** If any part of this Agreement is finally found by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall continue to be enforceable.

**IN WITNESS WHEREOF.** the parties hereto have caused this Agreement to be executed as of the date set forth above.

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.**

CITY

CITY OF JACKSONVILLE, a municipal corporation and a political subdivision of the State of Florida

By: [Signature]  
Name: Brian Hughes  
Chief Administrative Officer  
For Mayor Lenny Curry  
Under Authority of:  
Executive Order No: 2019-02

By: [Signature]  
Name: Patrick "Joey" Greive  
Director of Finance & Administration

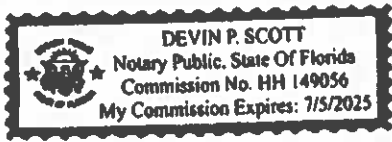
By: [Signature]  
Name: Marcia Saulo  
Comptroller

APPLICANT

By: [Signature]  
Print Name: David Shecter  
Title: Managing Member

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2022 by David Shecter (check one)  in his/her personal capacity, or  in his/her capacity as the Manager of Harmony Family Care Florida United Liberty Care, on behalf of the Harmony Family Care. He/She (check one)  is personally known to me or  has produced a valid driver's license as identification.



[Signature]  
Notary Public, State of Florida  
Name: Devin P. Scott  
My Commission Expires: 7/5/25  
My Commission Number is: 149056

Approved as to form:

By: [Signature]  
Name: \_\_\_\_\_  
Its: Assistant General Counsel

Initial [Signature]

**City Of Jacksonville**  
**Statement of Liens**  
**As Of 7/12/2022**



RE Number: 072535-0000

Owner: ~~EMG MORTGAGE CORPORATION~~

Phone: **HARMONY FAMILY GROUP LLC**

E-Mail:

**Current Liens For Address 1320 IONIA ST:**

| Lien No.            | Lien Type  | Created    | Initial Fee        | Interest           | Payment         | Balance              |
|---------------------|------------|------------|--------------------|--------------------|-----------------|----------------------|
| NBDL12000452 ✓      | Demolition | 10/28/2011 | \$7,305.98         | \$9,826.33         | \$73.06         | \$17,059.25          |
| NBNL11002298 ✓      | Nuisance   | 12/7/2010  | \$511.75           | \$744.46           | \$5.40          | \$1,250.81           |
| NBNL10005907 ✓      | Nuisance   | 8/10/2010  | \$478.47           | \$719.23           | \$5.17          | \$1,192.53           |
| NBNL10003468 ✓      | Nuisance   | 3/11/2010  | \$319.14           | \$499.27           | \$3.54          | \$814.87             |
| NBNL09003227 ✓      | Nuisance   | 8/4/2009   | \$1,295.32         | \$2,116.00         | \$14.86         | \$3,396.46           |
| NBNL09003150 ✓      | Nuisance   | 8/1/2009   | \$210.11           | \$343.36           | \$2.41          | \$551.06             |
| NBNL08002569 ✓      | Nuisance   | 9/27/2008  | \$162.18           | \$282.46           | \$1.96          | \$442.68             |
| <b>Total Liens:</b> | <b>7</b>   |            | <b>\$10,282.95</b> | <b>\$14,531.11</b> | <b>\$106.40</b> | <b>\$24,707.66</b> ✓ |



*John Overton*  
**TAX COLLECTOR**  
*Serving You*

Welcome to the Tax Collector Lien Info Application

**Disclaimer: The Duval County Tax Collector is pleased to provide you with convenient online access to your Lien data. This web portal provides access 24 hours a day, 7 days a week. The information contained herein does not constitute a title search and should not be relied on as such. There may be additional balances that do NOT display on this website. The Amount Due is valid for the current month ONLY.**

Search for Liens by Real Estate Number

Enter Real Estate  
 Number

072535-0000

Search

Clear

Export to Excel

|              |            |            |             |
|--------------|------------|------------|-------------|
| NBDL12000452 | Demolition | 10/28/2011 | \$17,059.25 |
| NBNL11002298 | Nuisance   | 12/07/2010 | \$1,250.81  |
| NBNL10005907 | Nuisance   | 08/10/2010 | \$1,192.53  |
| NBNL10003468 | Nuisance   | 03/11/2010 | \$814.87    |
| NBNL09003227 | Nuisance   | 08/04/2009 | \$3,396.46  |
| NBNL09003150 | Nuisance   | 08/01/2009 | \$551.06    |
| NBNL08002569 | Nuisance   | 09/27/2008 | \$442.68    |



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Version 1.0

**HARMONY FAMILY GROUP LLC**  
 426 ORANGE BLUFF AVE  
 JACKSONVILLE, FL 32211

**Primary Site Address**  
 1320 IONIA ST  
 Jacksonville FL 32206-

**Official Record Book/Page**  
 19471-01328

**Title #**  
 6412

**1320 IONIA ST**

**Property Detail**

|                 |   |
|-----------------|---|
| RE #            | 072535-0000   |
| Tax District    | USD1  |
| Property Use    | 0000 Vacant Res < 20 Acres                                |
| # of Buildings  | 0   |
| Legal Desc.     | For full legal description see Land & Legal section below |
| Subdivision     | 01188 SRINGFELD S/D BLK 3,5,9 ,                           |
| Total Area      | 2181  |
| Characteristics | <u>Historic Designation</u>                               |

**Value Summary**

| Value Description        | 2021 Certified  | 2022 In Progress    |
|--------------------------|-----------------|---------------------|
| Value Method             | CAMA            | CAMA                |
| Total Building Value     | \$0.00          | \$0.00              |
| Extra Feature Value      | \$0.00          | \$0.00              |
| Land Value (Market)      | \$23,493.00     | \$35,239.00         |
| Land Value (Agric.)      | \$0.00          | \$0.00              |
| Just (Market) Value      | \$23,493.00     | \$35,239.00         |
| Assessed Value           | \$23,493.00     | \$25,842.00         |
| Cap Diff/Portability Amt | \$0.00 / \$0.00 | \$9,397.00 / \$0.00 |
| Exemptions               | \$0.00          | See below           |
| Taxable Value            | \$23,493.00     | See below           |

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions - In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

| Book/Page                   | Sale Date  | Sale Price  | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|-----------------------------|------------|-------------|---------------------------|-----------------------|-----------------|
| <a href="#">19471-01328</a> | 11/20/2020 | \$15,000.00 | WD - Warranty Deed        | Unqualified           | Vacant          |
| <a href="#">19471-01326</a> | 11/20/2020 | \$100.00    | QC - Quit Claim           | Unqualified           | Vacant          |
| <a href="#">19218-01131</a> | 5/27/2020  | \$100.00    | QC - Quit Claim           | Unqualified           | Vacant          |
| <a href="#">18350-01408</a> | 4/13/2018  | \$100.00    | QC - Quit Claim           | Unqualified           | Vacant          |
| <a href="#">17555-00965</a> | 4/13/2016  | \$6,800.00  | TD - Tax Deed             | Unqualified           | Vacant          |
| <a href="#">13797-01575</a> | 2/5/2007   | \$100.00    | QC - Quit Claim           | Unqualified           | Improved        |
| <a href="#">11172-01848</a> | 6/24/2003  | \$36,900.00 | WD - Warranty Deed        | Unqualified           | Improved        |
| <a href="#">11024-00157</a> | 4/4/2003   | \$100.00    | CT - Certificate of Title | Unqualified           | Improved        |
| <a href="#">10250-01808</a> | 11/29/2001 | \$58,000.00 | WD - Warranty Deed        | Qualified             | Improved        |
| <a href="#">10140-00651</a> | 9/7/2001   | \$100.00    | MS - Miscellaneous        | Unqualified           | Improved        |
| <a href="#">05012-01128</a> | 12/1/1979  | \$5,000.00  | WD - Warranty Deed        | Unqualified           | Improved        |
| <a href="#">04307-00711</a> | 1/17/1977  | \$100.00    | QC - Quit Claim           | Unqualified           | Improved        |
| <a href="#">03968-01150</a> | 6/30/1975  | \$3,950.00  | AG - Agreement for Deed   | Unqualified           | Improved        |
| <a href="#">03167-01023</a> | 11/23/1970 | \$3,000.00  | MS - Miscellaneous        | Unqualified           | Improved        |

**Extra Features**

No data found for this section

**Land & Legal**

**Land**

| LN | Code | Use Description          | Zoning Assessment | Front | Depth | Category | Land Units | Land Type     | Land Value  |
|----|------|--------------------------|-------------------|-------|-------|----------|------------|---------------|-------------|
| 1  | 0101 | RES MD 8-19 UNITS PER AC | RMD-S             | 34.83 | 62.50 | Common   | 34.83      | Front Footage | \$35,239.00 |

**Legal**

| LN | Legal Description      |
|----|------------------------|
| 1  | 2-4 37-25-26E .049     |
| 2  | SPRINGFIELD            |
| 3  | S1/2 LOT 12(EX W 50FT) |
| 4  | BLK 86                 |

**Buildings**

No data found for this section

**2021 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District              | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|------------------------------|----------------|------------|---------------|-----------|----------|-------------|
| Gen Govt Ex B & B            | \$23,493.00    | \$0.00     | \$23,493.00   | \$222.53  | \$268.80 | \$257.16    |
| Urban Service Dist1          | \$23,493.00    | \$0.00     | \$23,493.00   | \$0.00    | \$0.00   | \$0.00      |
| Public Schools: By State Law | \$23,493.00    | \$0.00     | \$23,493.00   | \$71.90   | \$83.64  | \$82.20     |
| By Local Board               | \$23,493.00    | \$0.00     | \$23,493.00   | \$44.20   | \$52.81  | \$50.53     |
| FL Inland Navigation Dist.   | \$23,493.00    | \$0.00     | \$23,493.00   | \$0.62    | \$0.75   | \$0.72      |

Nuisance Abatement Lien Reduction Request

Date of Reque: NOV 11, 2022

Case Number: NBDL 12000452 Lien Date: 10/28/2011

Case ID: 072535-0000 O.R. Book: 194-71-01328 Page#: 6412

Property Address: 1320 Ionta Street, Jacksonville, 32206

Current Owner: Harmony Family Group LLC Respondent (if not owner)  
 Address: 426 Orange Bluff Ave, Jct 32211 Address:  
 Phone Number: 904-465-2514 Phone Number  
 Email Address: dshuster@TerraWiseHomes.com email Address

Name as Violator? NO

Principal lien amount: \_\_\_\_\_ Accrued Interest: \_\_\_\_\_

Total Lien Amount 16,769.93

Market Value of Lined Property \$ 23,493  
 (From Property Appraiser System)

Relief requested: Interest reduction  Other

Property free of Tax liens? Yes  
 Property in Compliance with Chapter 518? Yes  
 Narrative of reduction request attached Yes  
 Documentation of Hardship if appropriate \_\_\_\_\_

If the property has more than one Nuisance Abatement lien, attach a separate sheet listing all such liens.  
 \* Chapter 518 is the City's Property Safety and Maintenance Code



**March 11, 2022**

**Lien Abatement Lien Reduction Request Narrative**

**Property: 1320 & 1324 Ionia St, Jacksonville, FL 32206**

**RE #: 072535-0000 & 072535-0010**

**We purchased these 2 adjoining lot in November of 2020 with the intention to:**

- (1) Combine the two smaller parcels into one standard sized Springfield homesite of 35'x125'**
- (2) Renovation the old garage/apartment located on 1324 Ionia**
- (3) Building a new single family detached home in front of the renovated garage, on 1320 Ionia St.**

**We did quite a bit of due diligence regarding the possible renovation of the garage/apartment. We obtained access permits from COJ, evaluated the existing structure with Apex Technologies, our structural engineers, cleaned up inside, developed schematic floor plans. After finishing our due diligence, we determined the best solution would be to demolish the garage/apartment and to just use the entire site for a new home. The demolition was completed under building permit# B22-494402 that was issued 2/14/2022.**

**Now that the garage/apartment has been demolished, we would like to proceed with the planning process of building a new home on the lot. We anticipate building a 2-story home on the lot, although we have not yet finalized which floor plan to build. Our smallest 2 story is 1536 SF and our largest is 2265. Construction hard costs have been running approximately \$100/SF, which translates to \$153k to \$226k. We will be able to provide more firm construction cost numbers within the next few weeks.**

**We are requesting approval of a Tier 2 Principal and Interest Reduction Agreement.**

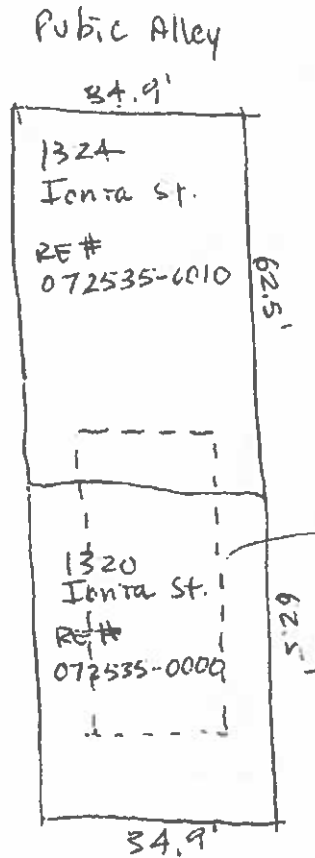
**David Shacter**

**Harmony Family Group, LLC (Owner of the parcels)**

**And**

**Owner of TerraWise Homes, Inc. (Construction company to build the new home)**

# Sketch Site Plan



## Note:

These two vacant parcels will be joined into one parcel & we will build one new house on the combined parcel.

Approx. outline on new single family home to be built on combined parcel.

Ionta Street

Parcel  
Owner:  
Harmony Family Group, LLC  
David Shuster  
914-465-2514

Date: 3/11/2022

Builder will be  
Terravise Homes, Inc.

## Nyomah, Obaku

---

**From:** Devin Scott <dscott@terrawisehomes.com>  
**Sent:** Tuesday, July 12, 2022 1:07 PM  
**To:** Nyomah, Obaku  
**Subject:** RE: Request for Application Form for Lien Abatement  
**Attachments:** NBDL 12000452.pdf; NBNL 08002569.pdf; NBNL 09003150.pdf; NBNL 09003227.pdf; NBNL 10003468.pdf; NBNL 10005907.pdf; NBNL 11002298.pdf; NBNL 11003187 1324 Ionia St.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Okay great. From what I gather there are eight liens on the property in question. Completed forms for each one is attached. Let me know if you need anything else from me.

Respectfully,

**Devin P. Scott**  
Pre-Construction Manager at TerraWise Homes

---

**Address** 1334 Walnut St. Jacksonville, FL 32206  
**Phone** (904) 800-9473 Ext.7279 **Mobile** 904-307-1940  
**Email** [dscott@terrawisehomes.com](mailto:dscott@terrawisehomes.com)  
**Website** <http://www.terrawisehomes.com/>

---

**From:** Nyomah, Obaku <ONyomah@coj.net>  
**Sent:** Tuesday, July 12, 2022 11:08 AM  
**To:** Devin Scott <dscott@terrawisehomes.com>  
**Subject:** RE: Request for Application Form for Lien Abatement

No, it is the agreement that has to be notarized. Just fill out the form and scan the completed form back to me so I will create the agreement to send to you for signing and notarizing.

Thanks,

**Obaku T. Nyomah, MBA, CGFO**  
Accounts Receivable Supervisor

City of Jacksonville | Finance and Administration  
117 W. Duval Street, Suite 375  
Jacksonville, Florida 32202  
Phone: (904) 255-5268  
Fax: (904) 255-5283  
Email: [ONyomah@coj.net](mailto:ONyomah@coj.net)  
[www.coj.net](http://www.coj.net)



ONE CITY. ONE JACKSONVILLE.

**From:** Devin Scott <[dscott@terrawisehomes.com](mailto:dscott@terrawisehomes.com)>  
**Sent:** Tuesday, July 12, 2022 11:05 AM  
**To:** Nyomah, Obaku <[ONyomah@coj.net](mailto:ONyomah@coj.net)>  
**Subject:** RE: Request for Application Form for Lien Abatement

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

And it must be notarized, correct?

**From:** Nyomah, Obaku <[ONyomah@coj.net](mailto:ONyomah@coj.net)>  
**Sent:** Tuesday, July 12, 2022 11:05 AM  
**To:** Devin Scott <[dscott@terrawisehomes.com](mailto:dscott@terrawisehomes.com)>  
**Subject:** RE: Request for Application Form for Lien Abatement

Attached is the lien abatement application form. Please fill out the form and email it back to me as an attachment so I will create an agreement.

Thanks,

**Obaku T. Nyomah, MBA, CGFO**  
Accounts Receivable Supervisor  
City of Jacksonville | Finance and Administration  
117 W. Duval Street, Suite 375  
Jacksonville, Florida 32202  
Phone: (904) 255-5268

Fax: (904) 255-5283  
Email: [ONyomah@coj.net](mailto:ONyomah@coj.net)  
[www.coj.net](http://www.coj.net)



ONE CITY. ONE JACKSONVILLE.

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**From:** Devin Scott <[dscott@terrawisehomes.com](mailto:dscott@terrawisehomes.com)>  
**Sent:** Tuesday, July 12, 2022 11:02 AM  
**To:** Nyomah, Obaku <[ONyomah@coj.net](mailto:ONyomah@coj.net)>  
**Subject:** Request for Application Form for Lien Abatement

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Respectfully,

**Devin P. Scott**  
Pre-Construction Manager at TerraWise Homes

---

**Address** 1334 Walnut St. Jacksonville, FL 32206  
**Phone** (904) 800-9473 Ext.7279 **Mobile** 904-307-1940  
**Email** [dscott@terrawisehomes.com](mailto:dscott@terrawisehomes.com)  
**Website** <http://www.terrawisehomes.com/>

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City of Jacksonville  
 Finance and Administration Department  
 Accounting Division  
 117 West Duval Street, Suite 375  
 Jacksonville, Florida 32202

Disposition of Lien Agreements  
 Routing Slips

| SEQ | DESTINATION                  | INITIAL | DATE RCVD | DATE FORWARDED | INSTRUCTION  |
|-----|------------------------------|---------|-----------|----------------|--|
| 4   | Brian Hughes                 | BCH     | 8/1/22    | 8/2/22         | Please sign page 4 then Return to Obaku Nyomah in Accounting Division. |
| 3   | Patrick "Joey" Greive (AFOD) | JG      | 7/28/22   | 7/29/22        | Please sign page 4 then Forward to #4                                  |
| 2   | Cherry Pollock (OGC)         | CP      | 7/22/22   | 7/26/22        | Please sign page 4 then Forward to #3                                  |
| 1   | Marcia Saulo (AFAC)          | MS      | 7/21/22   | 7/21/22        | Please sign page 4 then Forward to #2                                  |

|  |
|--|
|  |
|--|

Comments: Please make sure we have all signatures before it's returned to the sender....Thank you.

|                                      |                  |
|--------------------------------------|------------------|
| Sender: Obaku Nyomah                 | Date: 07/21/2022 |
| Finance and Admin Depart, Accounting | Phone: x 5268    |