

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0389 OR 1115 PG 427 Zoning: R4C

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: ROBERTS, JOHNNIE L

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/17/20

What is the General Location of this property? _____ Parcel #: M30A083

What is the Property Address? 8607 CR 638, Bushnell, FL 33513

When did this case begin? 11/5/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0389

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0389

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0389

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

CE2019-0389

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/17/2020

When was the last time you visited the property? 1/17/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: M30A083

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	ROBERTS JOHNNIE L		
Site Address	8607 CR 638, BUSHNELL, FL 33513		
Mail Address	PO BOX 1612, DANDRIDGE, TN 37725		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/21/21	Neighborhood	4517
Year Built	1997	Tax District	County (1001)
Heated Area	784 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 83 JERRY TAYLOR LANDING & AN UNDIV INT IN LOT 32 JERRY TAYLOR LANDING PB 3 PG 34-34A			

GIS Aerial



Property & Assessment Values

Land Value	\$8,370.00
Market Value	\$29,680.00
Assessed Value	\$29,680.00
Total Taxable Value	\$29,680.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
05/2018	3422/777	WD	I (Q)	\$27,000.00	ROBERTS JOHNNIE L
10/2014	3376/620	CP	I (U)	\$0.00	LISTER SAVANAH L & WATTS DESIRE A (TIC)
11/2010	2259/275	WD	I (Q)	\$22,000.00	COMPTON VICTORIA E
03/2010	2179/493	DC	I (U)	\$0.00	DEVANNA ALICIA
08/2006	2168/793	QC	I (U)	\$100.00	WALSH ROBERT
09/2003	1115/427	WD	I (Q)	\$17,500.00	WALSH ROBERT
06/1997	637/364	WD	I (U)	\$8,600.00	FLISCH BETTY J
07/1976	177/191	NA	V (U)	\$0.00	FLISCH BETTY J
10/1973	146/210	WD	I (U)	\$3,000.00	WALSH ROBERT
04/1971	117/483	WD	I (U)	\$1,000.00	WALSH ROBERT
10/1967	88/345	WD	I (U)	\$895.00	WALSH ROBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1997	BAS=784 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nableton (4517M)	150.00 Front Feet	150.00	105.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
	NONE		

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0389

Name: ROBERTS, JOHNNIE L

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/17/2020 KV	50.00
NOV Inspection 12/11/2019 KV	50.00
CNV Inspection 11/22/2019 KV	50.00
Initial Inspection 11/05/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).