

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0378 OR 2052 PG 808 Zoning: R6M

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: JOHNSON, DAVID M & AMANDA G

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? Croom Parcel #: R12C314

What is the Property Address? 11546 CR 675 W, Webster, FL 33597

When did this case begin? 10/23/19

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?

CE2019-0378

2009 I.P.M.C.

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(10/24/2019 3:30 PM KV)

Property was posted as unsafe on 23 Oct 19.

CE2019-0378

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

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 1/16/2020

When was the last time you visited the property? 1/16/2020

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: R12C314

<< 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	JOHNSON DAVID M & AMANDA G		
Site Address	11546 CR 675W, WEBSTER, FL 33597		
Mail Address	11546 CR 675W, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	12/22/21	Neighborhood	9415
Year Built	1994	Tax District	County (1001)
Heated Area	1232 (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 14 BLOCK D THE WOODS SUBD PLAT BOOK 4 PAGES 2 & 3			

GIS Aerial



Property & Assessment Values

Land Value	\$4,210.00
Market Value	\$54,470.00
Assessed Value	\$54,470.00
Total Taxable Value	\$0.00
Exemptions	82 - \$54,470

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale VII (Qual)	Sale Price	Grantor
03/2009	2052/805	WD	I (Q)	\$55,000.00	JOHNSON DAVID M & AMANDA G
06/2008	1962/449	QC	I (U)	\$100.00	MACDONNELL MARGUERITE A &
02/2002	948/288	WD	V (Q)	\$6,000.00	MACDONNELL MARGUERITE A
05/2001	882/720	WD	V (U)	\$8,000.00	AMERICAN CONSTRUCTION &
02/2001	861/436	QC	V (U)	\$100.00	HUBBARD WALLACE S
10/1998	711/428	WD	V (Q)	\$6,900.00	VERDEJA DANIEL JR
08/1998	711/472	QC	V (U)	\$100.00	VERDEJA DANIEL JR
08/1998	711/473	QC	V (U)	\$100.00	VERDEJA DANIEL JR
05/1978	202/309	WD	I (Q)	\$2,000.00	VERDEJA DANIEL JR

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 6 (MHR6)	Wall Type 1	1994	BAS=1232 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Crookmacoochee Woods (9415M)	50.00 Front Feet	50.00	150.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1900

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: CE2019-0378

Name: JOHNSON, DAVID M & AMANDA G

<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 01/16/2020 KV	50.00
NOV Inspection 12/04/2019 KV	50.00
CNV Inspection 11/13/2019 KV	50.00
Initial Inspection 10/23/2019 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).