

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0370 OR 1671 PG 384 Zoning: RR

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: BLUE, CROSS CONSTRUCTION INC

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? Lake Panasoffkee Parcel #: F29C008

What is the Property Address? 3169 CR 431 N, Lake Panasoffkee, FL 33538

When did this case begin? 10/22/19

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?

CE2019-0370

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.

CE2019-0370

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

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: F29C008

<< 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	BLUE CROSS CONSTRUCTION INC		
Site Address	3169 CR 431N, LAKE PANASOFFKEE, FL 33538		
Mail Address	PO BOX 606, GROVELAND, FL 34736		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	29/19/22	Neighborhood	5012
Year Built	1972	Tax District	County (1001)
Heated Area	504 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. BEG AT NW COR BLK I MAGNOLIA SHORES SUBDRUN S 615 FT FOR POB RUN S 70.45 FT S 12 DEG 20 MIN E 100 FT N 77 DEG 40 MIN E 106 FT TO WATERS OF CANAL N 5 DEG 37 MIN 25 SEC W 85.58 FT ALONG SAID WATERS N 5 DEG 14 MIN 17 SEC W 60.79 FT ALONG SAID WATERS W 110 FT TO POB KNOWN AS LOTS 8 & 9 REGISTERS UNPLATTED SUBD		

GIS Aerial



Property & Assessment Values

Land Value	\$13,290.00
Market Value	\$27,290.00
Assessed Value	\$27,290.00
Total Taxable Value	\$27,290.00
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
03/2019	3541/174	WD	I (Q)	\$22,000.00	BLUE CROSS CONSTRUCTION INC
07/2018	3442/741	QC	I (U)	\$100.00	SNELGROVE CATHERINE C
04/2006	1671/384	QC	I (U)	\$100.00	WINNINGHAM RICHARD E
08/1996	603/76	WD	I (Q)	\$29,000.00	SAMMONS ROY H
03/1973	139/144	WD	I (Q)	\$4,900.00	SAMMONS ROY H
07/1972	130/428	AA	V (U)	\$100.00	SAMMONS ROY H
04/1972	128/236	AA	V (Q)	\$2,700.00	SAMMONS ROY H
02/1972	126/403	AA	V (Q)	\$2,700.00	SAMMONS ROY H

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 100 (R1)	Wall Type 1	1972	BAS=504 SF OP=59 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	85.00 Front Feet	85.00	200.00
2	Lk Pana (5003R)	65.00 Front Feet	65.00	200.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 2 (PC2)	1.00 (10.00 x 50.00)	1980
2	Carport/Open Porch 2 (PC2)	1.00 (10.00 x 4.00)	1980
3	Enclosed Room (CAB1)	1.00 (36.00 x 14.00)	1980

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, it's use, or it's 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: CE2019-0370

Name: BLUE, CROSS CONSTRUCTION INC

<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 12/03/2019 KV	50.00
CNV Inspection 11/12/2019 KV	50.00
Initial Inspection 10/22/2019 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).