

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0419 OR 1163 PG 744 Zoning: RR1

- 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: RUSSELL, JONATHAN F  
Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 2/14/20

What is the General Location of this property? Bushnell Parcel #: N20A005D

What is the Property Address? 7291 CR 650, Bushnell, FL 33513

When did this case begin? 12/6/19

- 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?**

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**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.

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**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.

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**FBC Section 105 Permits [A] 105.1 Required.**

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

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 2/14/2020

When was the last time you visited the property? \_\_\_\_\_

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: 2/13/2020

PARCEL ID: N20A005D

<< Next Lower Parcel    Next Higher Parcel >>

**2019 Certified Values**

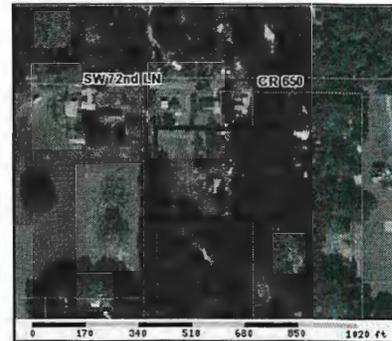
Parcel List Generator    Retrieve Tax Record    Show Bldg Sketch  
 2019 TRIM (pdf)    GIS Map    Print

Result: 1 of 1

**Owner & Property Info**

Owner's Name	RUSSELL JONATHAN F		
Site Address	7291 CR 650, BUSHNELL, FL 33513		
Mail Address	1453 CR 650, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	20/21/22	Neighborhood	6301
Year Built	1986	Tax District	County (1001)
Heated Area	1056 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE S 281 FT OF N 399 FT OF TRACT 5 SUMTER GARDENS PLAT NO 2 AS PER PB 1 PG 135			

GIS Aerial



**Property & Assessment Values**

Land Value	\$23,280.00
Market Value	\$48,390.00
Assessed Value	\$48,390.00
Total Taxable Value	\$48,390.00
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
02/2010	2170/639	WD	I (Q)	\$39,900.00	RUSSELL JONATHAN F
08/2006	2170/628	DC	I (U)	\$0.00	HANSEN WILLIAM K TRUST
01/2004	1163/744	WD	V (Q)	\$14,000.00	HANSEN WILLIAM K TRUSTEE

**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	1986	BAS=1056 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Acreage 1.1-2 AC (0102M)	2.06 Acre		

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

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: February 21, 2020

Case: CE2019-0419

Name: RUSSELL, JONATHAN F

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 02/14/2020 KV	50.00
NOV Inspection 01/10/2020 KV	50.00
CNV Inspection 12/24/2019 KV	50.00
Initial Inspection 12/06/2019 KV	50.00
<b>Total Costs</b>	<b>311.90</b>

\*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).