

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0175 OR 1619 PG 399 Zoning: _____

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: SANCHEZ, AGUSTIN TRINIDAD

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/14/20

What is the General Location of this property? Bushnell Parcel #: N17H224

What is the Property Address? 1340 CR 604, BUSHNELL, FL 33513

When did this case begin? 6/3/20

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?

CE2020-0175

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 8/14/2020

When was the last time you visited the property? 08/14/2020

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.

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0175

Name: SANCHEZ, AGUSTIN TRINIDAD

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 08/14/2020 KV	50.00
NOV Inspection 07/09/2020 KV	50.00
CNV Inspection 06/22/2020 KV	50.00
Initial Inspection 06/03/2020 KV	50.00
Total Costs	312.70

*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).

Sumter County Property Appraiser

updated: 8/14/2020

PARCEL ID: N17H224

<< 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	SANCHEZ AGUSTIN TRINIDAD		
Site Address	1340 CR 604, BUSHNELL, FL 33513		
Mail Address	1340 CR 604, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	17/21/22	Neighborhood	6427
Year Built	2006	Tax District	County (1001)
Heated Area	1212 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 15 & 16 BLK 4 BUSHNELL PARK PLAT 28 PB 1 PG 131			

GIS Aerial



Property & Assessment Values

Land Value	\$6,640.00
Market Value	\$137,010.00
Assessed Value	\$101,640.00
Total Taxable Value	\$101,640.00
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
06/2015	2975/409	WD	1 (U)	\$98,000.00	SANCHEZ AGUSTIN TRINIDAD
11/2014	2876/158	CT	1 (U)	\$100.00	FEDERAL NATIONAL MTG ASSOC
07/2006	1619/399	WD	1 (Q)	\$180,000.00	FURTADO JAMES J & CHARLOTTE A

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	2006	BAS=1212 SF GAR=280 SF OP=159 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Resid (6411R)	100.00 Front Feet	100.00	132.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

Result: 1 of 1

DISCLAIMER

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