

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0177 OR 1990 PG 365 Zoning: RPUD

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: HODGIN, BYRON R

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 8/13/20

What is the General Location of this property? Coleman Parcel #: G30C012

What is the Property Address? 3422 CR 521A, COLEMAN, FL 33521

When did this case begin? 6/4/20

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?**

CE2020-0177

**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.

CE2020-0177

2009 I.P.M.C.

**301.3 Vacant structures and land.**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

CE2020-0177

2009 I.P.M.C.

**302.7 Accessory structures.**

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

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 8/13/2020

When was the last time you visited the property? 8/13/2020

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: CE2020-0177

Name: HODGIN, BYRON R

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 08/13/2020 KV	50.00
NOV Inspection 07/10/2020 KV	50.00
CNV Inspection 06/23/2020 KV	50.00
Initial Inspection 06/04/2020 KV	50.00
<b>Total Costs</b>	<b>312.70</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).

**Sumter County Property Appraiser**

updated: 8/14/2020

PARCEL ID: G30C012

<< 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	HODGIN BYRON R		
Site Address	3422 CR 521A, WILDWOOD, FL 34785		
Mail Address	3111 95TH DR E, PARRISH, FL 34219		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/23	Neighborhood	2512
Year Built	1995	Tax District	County (1001)
Heated Area	858 (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 12 COLEMAN OAKS PB 4 PB 106			

GIS Aerial



**Property & Assessment Values**

Land Value	\$8,860.00
Market Value	\$51,340.00
Assessed Value	\$41,500.00
Total Taxable Value	\$41,500.00
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
08/2008	1990/365	WD	I (Q)	\$50,000.00	HODGIN BYRON R
11/2007	1990/364	DC	I (U)	\$0.00	MATTHEWS LEONARD H &
10/1998	709/198	WD	V (Q)	\$10,000.00	MATTHEWS LEONARD H &

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	1995	BAS=858 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	COLEMAN OAKS (2512M)	1.00 Lot		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Carpport/Open Porch 2 (PC2)	1.00 (12.00 x 24.00)	1998

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

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.

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