

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-W2020-0016 OR 440 PG 791 Zoning: R6C

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, WAVE GROUP LLC

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? Webster Parcel #: N36B235

What is the Property Address? NW 4th ST, Webster, FL 33597

When did this case begin? 6/5/20

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?

CE-W2020-0016

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-W2020-0016

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.

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? 8/14/2020

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: CE-W2020-0016

Name: BLUE, WAVE GROUP LLC

<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 07/14/2020 KV	50.00
CNV Inspection 06/25/2020 KV	50.00
Initial Inspection 06/05/2020 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: N36B235

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BLUE WAVE GROUP LLC		
Site Address	, FL		
Mail Address	13831 MASCOTTE EMPIRE RD, GROVELAND, FL 34736		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	36/21/22	Neighborhood	8007
Year Built		Tax District	Webster (8008)
Heated Area	0 (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 12 & 13 BLOCK 7 JOHNSON SUBD PB 1 PG 84			

GIS Aerial



Property & Assessment Values

Land Value	\$2,010.00
Market Value	\$2,010.00
Assessed Value	\$2,010.00
Total Taxable Value	\$2,010.00
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
08/2013	2667/592	TD	V (U)	\$1,500.00	BLUE WAVE GROUP LLC
10/1991	441/15	WD	V (U)	\$0.00	DORSEY CHESTER
10/1991	440/791	WD	V (U)	\$0.00	DORSEY CHESTER

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
			NONE		

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8003V)	50.00 Front Feet	50.00	140.00

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

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.

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