

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0362 OR 597 PG 362 Zoning: A5

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: CLARK, RANDALL R
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/15/21

What is the General Location of this property? Bushnell Parcel #: N20C012

What is the Property Address? 1790 SW 80TH AVE, Bushnell, FL 33513

When did this case begin? 10/7/20

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?

CE2020-0362

13-610(a) General

Established. This section is hereby established to allow activities which are customarily incidental to the principal use, provided they meet the following general requirements:

(1)
An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure, except that permitted agricultural uses may be established on rural residential property prior to a principal use being established.

(2)
Accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the development on which they are located and not for use by the general public.

CE2020-0362

Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

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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.

CE2020-0362

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.

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 1/15/2021

When was the last time you visited the property? 1/15/2021

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: January 19, 2021

Case: CE2020-0362

Name: CLARK, RANDALL R

<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 01/15/2021 KV	50.00
NOV Inspection 11/17/2020 KV	50.00
CNV Inspection 10/28/2020 KV	50.00
Initial Inspection 10/07/2020 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: 1/14/2021

PARCEL ID: N20C012

<< Next Lower Parcel | Next Higher Parcel >>

2020 Certified Values

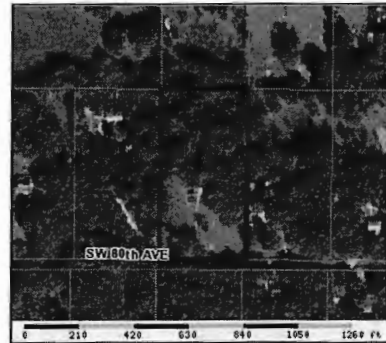
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CLARK RANDALL R		
Site Address	1790 SW 80TH AVE, BUSHNELL, FL 33513		
Mail Address	1790 SW 80TH AVE, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	20/21/22	Neighborhood	6301
Year Built	1981	Tax District	County (1001)
Heated Area	1296 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
TRACT 12 PLAT 14 SUMTER GARDENS PB 2 PG 19			

GIS Aerial



Property & Assessment Values

Land Value	\$38,400.00
Market Value	\$146,900.00
Assessed Value	\$63,560.00
Total Taxable Value	\$25,000.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$13,560

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantee
05/1996	597/362	WD	I (Q)	\$54,500.00	CLARK RANDALL R
11/1995	572/302	WD	I (U)	\$30,000.00	UNKNOWN
12/1983	281/780	WD	I (U)	\$39,000.00	UNKNOWN
12/1981	252/756	WD	I (U)	\$9,000.00	UNKNOWN
01/1980	225/778	WD	I (U)	\$9,000.00	UNKNOWN
11/1977	194/462	WD	I (U)	\$11,500.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1981	BAS=720 SF SP=384 SF TWO=288 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage 4-7.9 AC (0104R)	4.80 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Shed (SHD0)	1.00 ()	1981
2	MISC Flat Value (MISC)	1.00 ()	1900

Sumter County Property Appraiser - Roll Year: 2020

updated: 1/14/2021

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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