

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0349 OR \_\_\_\_\_ PG \_\_\_\_\_ 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: DE, LA CRUZ ISAIAS GONZALEZ

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

Was a Notice of Hearing sent for today?  Yes  No How? \_\_\_\_\_ Certified Mail?  Yes  No  
Posting?  Yes  No 1/14/21

What is the General Location of this property? \_\_\_\_\_ Parcel #: G29A132

What is the Property Address? 3768 CR 513, Wildwood, FL 34785

When did this case begin? 10/9/20

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?**

CE2020-0349

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". 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

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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.

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 1/14/2021

When was the last time you visited the property? 1/14/2021

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: CE2020-0349

Name: DE, LA CRUZ ISAIAS GONZALEZ

<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 01/14/2021 KV	50.00
NOV Inspection 11/17/2020 KV	50.00
CNV Inspection 10/29/2020 KV	50.00
Initial Inspection 10/09/2020 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: 1/14/2021

PARCEL ID: G29A132

<< 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	DE LA CRUZ ISAIAS GONZALEZ		
Site Address	3768 CR 513, WILDWOOD, FL 34785		
Mail Address	3768 CR 513, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	29/19/23	Neighborhood	2501
Year Built	1990	Tax District	County (1001)
Heated Area	1848 (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 BLK E WILDWOOD RANCH PB 3 PG 29A-29B			

GIS Aerial



**Property & Assessment Values**

Land Value	\$21,440.00
Market Value	\$72,770.00
Assessed Value	\$72,770.00
Total Taxable Value	\$72,770.00
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	Grantee
09/2016	3152/44	WD	I (Q)	\$48,000.00	DE LA CRUZ ISAIAS GONZALEZ
09/1988	373/83	WD	I (U)	\$20,000.00	GRAY ALBERT C
12/1986	337/271	WD	I (U)	\$16,000.00	UNKNOWN
12/1986	337/270	QC	I (U)	\$100.00	UNKNOWN
05/1982	258/757	QC	I (U)	\$100.00	UNKNOWN
05/1982	258/756	QC	I (U)	\$7,000.00	UNKNOWN
12/1976	182/84	WD	I (U)	\$7,000.00	UNKNOWN
04/1966	76/414	WD	I (U)	\$700.00	UNKNOWN

**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	1990	BAS=1848 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Wildwood Ranch Lot (2502M)	2.00 Acre		
2	Wildwood Ranch Lot (2502M)	0.30 Acre		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Enclosed Room (CAB2)	1.00 (12.00 x 23.00)	1999

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, 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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