

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0417 OR 9 PG _____ Zoning: RR1C, RR1

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: TIBBETTS, H WADE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 2/4/21

What is the General Location of this property? Oxford Parcel #: C01-027

What is the Property Address? 2546 CR 202, Oxford, FL 34484

When did this case begin? 11/30/20

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?

CE2020-0417
2009 I.P.M.C.
308.1 Accumulation of rubbish or garbage.
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE2020-0417
2009 I.P.M.C.
308.2 Disposal of rubbish.
Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE2020-0417
2009 I.P.M.C.
308.2.1 Rubbish storage facilities.
The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

CE2020-0417
2009 I.P.M.C.
308.3 Disposal of garbage.
Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

CE2020-0417
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.

CE2020-0417
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.

CE2020-0417

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

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 2/4/2021

When was the last time you visited the property? 2/4/2021

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: February 12, 2021

Case: CE2020-0417

Name: TIBBETTS, H WADE

| <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 02/04/2021 KV | 50.00 |
| NOV Inspection 01/12/2021 KV | 50.00 |
| CNV Inspection 12/17/2020 KV | 50.00 |
| Initial Inspection 11/30/2020 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: 2/4/2021

PARCEL ID: C01-027

<< Next Lower Parcel | Next Higher Parcel >>

2020 Certified Values

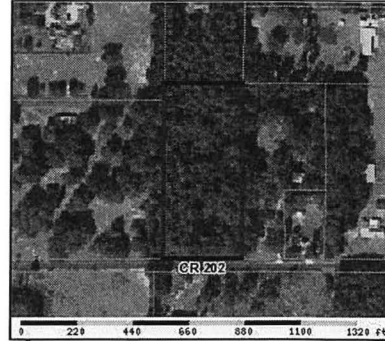
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

| | | | |
|--|---|--------------|---------------|
| Owner's Name | TIBBETTS H WADE | | |
| Site Address | 2546 CR 202, OXFORD, FL 34484 | | |
| Mail Address | 2530 COUNTY ROAD 202, OXFORD, FL 34484 | | |
| Use Desc. (code) | SINGLE FAMILY (00100) | | |
| Sec/Twp/Rng | 01/18/22 | Neighborhood | 1001 |
| Year Built | 1979 | Tax District | County (1001) |
| Heated Area | 1615 (SF) | Market Area | 1 |
| Description | NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. | | |
| BEG 2332.84 FT W OF SE COR RUN W 330 FT TO THE W LINE OF SE 1/4 N 711 FT E 330 FT S 711 FT TO POB LESS S 25 FT THEREOF FOR RD RW | | | |

GIS Aerial



Property & Assessment Values

| | |
|---------------------|--------------|
| Land Value | \$41,600.00 |
| Market Value | \$155,800.00 |
| Assessed Value | \$142,270.00 |
| Total Taxable Value | \$142,270.00 |
| 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 |
|-----------|--------------|--------------|-----------------|------------|-----------------|
| 08/1999 | 761/768 | WD | V (U) | \$100.00 | TIBBETTS H WADE |
| 08/1977 | 193/495 | WD | V (Q) | \$7,800.00 | UNKNOWN |

Building Characteristics

| # | Bldg Style | Bldg Use (code) | Wall Type | Eff Year Built | Area Breakdown |
|--|---------------|-----------------|-------------|----------------|-------------------------------------|
| Show Sketch | Single Family | Res 400 (R4) | Wall Type 3 | 1979 | BAS=1615 SF SP=145 SF UTL=76 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) | 5.20 Acre | | |

Misc Features

| # | Description (code) | Units (dims) | Eff. Year |
|---|----------------------------|----------------------|-----------|
| 1 | Carport/Open Porch 2 (PC2) | 1.00 (24.00 x 32.00) | 1987 |

Sumter County Property Appraiser - Roll Year: 2020

Result: 1 of 1

updated: 2/4/2021

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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