

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-C2020-0010 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: BROWN, CASSANDRA & CARR DWAYNE

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? Coleman Parcel #: F25-040

What is the Property Address? 4401 E WARM SPRINGS AVE, COLEMAN, FL 33521

When did this case begin? 11/24/20

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-C2020-0010
(11/9/2020 1:57 PM SCO)
Ordinance No. 2000-5
Section 3 Nuisances

The following conditions, existing, permitted, allowed, maintained, or caused by any person on real property within the City shall constitute the maintenance of a nuisance, injurious to health, safety and welfare of the citizens of the City. Such conditions shall not be deemed to be all inclusive:
(4) The accumulation of in excess of two (2) inoperable vehicles on an individual lot or parcel at any one time within the City. Exempt from this provisions 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.
(2) The accumulation of rubble, refuse, excessive horticultural overgrowth, rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, county ordinance, or ordinance of the City.

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: CE-C2020-0010

Name: BROWN, CASSANDRA & CARR DWAYNE

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
RFH LETTER	6.10
NOV LETTER	6.10
RFH Inspection 02/04/2021 KV	50.00
NOV Inspection 01/08/2021 KV	50.00
CNV Inspection 12/11/2020 KV	50.00
Initial Inspection 11/24/2020 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: F25-040

<< 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	BROWN CASSANDRA & CARR DWAYNE		
Site Address	4401 E WARM SPRINGS AVE, COLEMAN, FL 33521		
Mail Address	P O BOX 834, COLEMAN, FL 33521		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	25/19/22	Neighborhood	3012
Year Built	1900	Tax District	Coleman (3003)
Heated Area	2080 (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 330 FT W OF SE COR OF SE1/4 OF SW1/4 RUN N 330 FT W 198 FT S 330 FT E TO BEG LESS THE N 122.36 FT THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$13,870.00
Market Value	\$84,960.00
Assessed Value	\$44,720.00
Total Taxable Value	\$19,720.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$0

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
02/2014	2732/784	WD	I (U)	\$46,000.00	BROWN CASSANDRA & CARR DWAYNE & SMITH FRAN (JT)
06/2013	2640/295	CT	I (U)	\$100.00	SUNTRUST BANK
11/1971	123/342	WD	I (Q)	\$9,000.00	JESSEE DAVID A & JUDITH A
10/1971	123/103	WD	I (U)	\$10.00	JESSEE DAVID A & JUDITH A

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 300 (R3)	Wall Type 3	1900	BAS=2080 SF CPU=336 SF OP=256 SF SP=728 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	COUNTY (3001R)	198.00 Front Feet	198.00	208.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Garage 1 (GAR1)	1.00 (13.00 x 24.00)	1900
2	Swim Pool Concrete (POL3)	1.00 (15.00 x 30.00)	1900
3	MISC Flat Value (MISC)	1.00 ()	2007

Sumter County Property Appraiser - Roll Year: 2020

updated: 2/4/2021

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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