

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2021-0019 OR 903 PG 778 Zoning: RR1C

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: 468, PROPERTIES LLC
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No

What is the General Location of this property? Wildwood Parcel #: G33-066

What is the Property Address? 5233 WARM SPRINGS AVE, Wildwood, FL 34785

When did this case begin? 1/13/21

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?

CE2021-0019
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

CE2021-0019
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 .

CE2021-0019
2009 I.P.M.C.
304.7 Roofs and drainage.
The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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 3/11/2021

When was the last time you visited the property? _____

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: March 17, 2021
Case: CE2021-0019
Name: 468, PROPERTIES LLC

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 03/11/2021 KV	50.00
NOV Inspection 02/19/2021 KV	50.00
CNV Inspection 02/02/2021 KV	50.00
Initial Inspection 01/13/2021 KV	50.00
Total Costs	212.70

*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: 3/12/2021

2020 Certified Values

PARCEL ID: G33-066

Parcel List Generator

Retrieve Tax Record

Show Bldg Sketch

<< Next Lower Parcel Next Higher Parcel >>

2020 TRIM (pdf)

GIS Map

Print

Result: 1 of 1

Owner & Property Info

Owner's Name	468 PROPERTIES LLC		
Site Address	5233 WARM SPRINGS AVE, WILDWOOD, FL 34785		
Mail Address	2777 CR 202, OXFORD, FL 34484		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	33/19/23	Neighborhood	1002
Year Built	1985	Tax District	County (1001)
Heated Area	864 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
W 132.17 OF E 166.95 OF N 356. 13 FT OF NW1/4 OF NW1/4 LESS RD R/W			

GIS Aerial



Property & Assessment Values

Land Value	\$14,000.00
Market Value	\$49,370.00
Assessed Value	\$49,370.00
Total Taxable Value	\$49,370.00
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
09/2018	3474/53	WD	I (Q)	\$157,000.00	468 PROPERTIES LLC
07/2001	903/778	WD	I (Q)	\$12,000.00	CRON WALTER & JOAN
10/1997	658/422	QC	I (Q)	\$16,600.00	SMART JESSE LEE & SUSAN E
06/1992	457/05	AA	I (U)	\$21,297.00	SMART JESSE LEE & SUSAN E
03/1983	269/469	WD	I (U)	\$0.00	SMART JESSE LEE & SUSAN E
05/1975	184/689	WD	I (U)	\$100.00	SMART JESSE LEE & SUSAN E

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	1985	BAS=864 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage .51-1.0 AC (0101M)	1.00 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2020

updated: 3/12/2021

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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