

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2021-0015 OR 1136 PG 715 Zoning: 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: ACQUAVELLA, GRACE

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

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 3/11/21

What is the General Location of this property? Oxford Parcel #: D05-023

What is the Property Address? 4857 CR 102, Oxford, FL 34484

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?**

CE2021-0015

**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.

CE2021-0015

**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 3/11/2021

When was the last time you visited the property? 3/11/2021

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.**

# 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

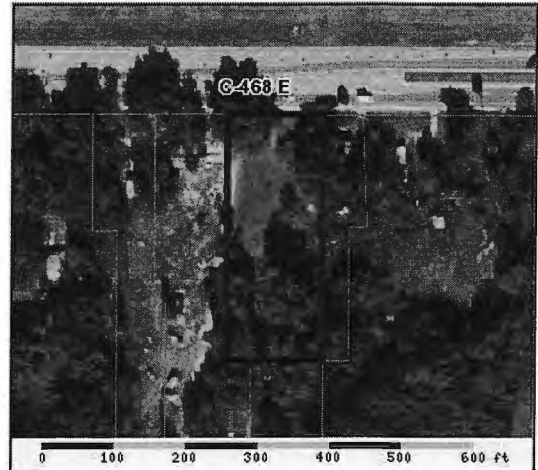
Print

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, 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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## STATEMENT OF CODE CASE COSTS

**Date:** March 15, 2021  
**Case:** CE2021-0015  
**Name:** ACQUAVELLA, GRACE

<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 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
<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).