

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-W2021-0003 OR _____ PG _____ Zoning: R6C

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: SPAUDE, LLC

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 4/16/21

What is the General Location of this property? Webster Parcel #: N36B263

What is the Property Address? NW 9th Ave, WEBSTER, FL 33597

When did this case begin? 1/20/21

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?

CE-W2021-0003

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

(1/14/2021 3:20 PM SCO)

MH installed no permit

CE-W2021-0003

2009 I.P.M.C.

SCC. LDC Violation

(1/14/2021 3:23 PM SCO)

Sec. 13-422. - Residential zoning districts.

(a)

Residential districts. These districts identify and provide for lands which are suitable for residential uses. Unless specified otherwise in this chapter, in rural residential zoning districts, the numeric value in the district title generally denotes the minimum parcel size allowed, in acres. In residential zones, the numeric value denotes the maximum number of dwelling units allowed per gross acre. The letter "C" following the designation denotes that only conventional construction and class A manufactured homes are allowed. The letter "M" denotes that class A and B manufactured homes are allowed in addition to conventional construction.

(2)

Suburban Residential Zoning Districts (R2M, R2C, R4M, R4C, R6M, and R6C). The purpose and intent of the suburban residential zoning districts is to provide a range of suburban densities, residential atmosphere where families, depending on the district, may reside in one (1) conventional or Class A or B mobile home dwelling unit per parcel or a multifamily building, and to provide a buffer between districts of lower and higher residential densities, commercial or other more intensive zoning districts, see Table 13-431A for permitted uses.

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 4/16/2021

When was the last time you visited the property? 4/16/2021

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: April 19, 2021
Case: CE-W2021-0003
Name: SPAUDE, LLC

<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 04/16/2021 KV	50.00
NOV Inspection 02/25/2021 KV	50.00
CNV Inspection 02/08/2021 KV	50.00
Initial Inspection 01/20/2021 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: 4/15/2021

PARCEL ID: N36B263

<< Next Lower Parcel | Next Higher Parcel >>

2020 Certified Values

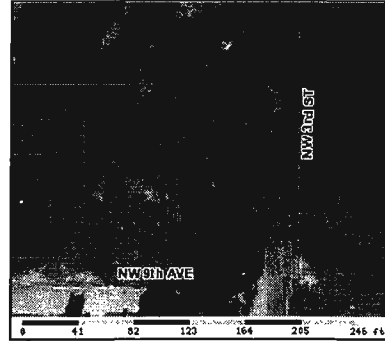
Parcel List Generator | Retrieve Tax Record
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	SPAUDE LLC		
Site Address	, FL		
Mail Address	616 S ROLAND ST, BUSHNELL, FL 33513		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	36/21/22	Neighborhood	8007
Year Built		Tax District	Webster (8008)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. THE E 58 FT OF LOTS 17 18 19 20 & 21 BLOCK 1 JOHNSONS SUB PB 1 PG 84 LESS RW FOR NW 9TH AVE ON SOUTH SIDE		

GIS Aerial



Property & Assessment Values

Land Value	\$2,330.00
Market Value	\$2,330.00
Assessed Value	\$2,330.00
Total Taxable Value	\$2,330.00
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
11/2019	3664/523	WD	V (Q)	\$2,500.00	SPAUDE LLC

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8003V)	58.00 Front Feet	58.00	125.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2020

updated: 4/15/2021

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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