

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2021-0051 OR 1489 PG 11 Zoning: R4C

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: RHODES, HOLLY M

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? Bushnell Parcel #: N17G322

What is the Property Address? 1652 CR 607C, Bushnell, FL 33513

When did this case begin? 2/8/21

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?

CE2021-0051

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.

(2/5/2021 11:37 AM SCO)

Metal roof requires permit.

Prior owner had a code case for this and knew about it.

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: CE2021-0051

Name: RHODES, HOLLY M

| <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 03/18/2021 KV | 50.00 |
| CNV Inspection 02/25/2021 KV | 50.00 |
| Initial Inspection 02/08/2021 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: N17G322

<< 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 | RHODES HOLLY M | | |
| Site Address | 1652 CR 607C, BUSHNELL, FL 33513 | | |
| Mail Address | 1652 CR 607C, BUSHNELL, FL 33513 | | |
| Use Desc. (code) | SINGLE FAMILY (00100) | | |
| Sec/Twp/Rng | 17/21/22 | Neighborhood | 6426 |
| Year Built | 1990 | Tax District | County (1001) |
| Heated Area | 936 (SF) | Market Area | 1 |
| Description | NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. | | |
| LOT 22 AND THE W 1/2 OF LOT 23 BLK 3 BUSHNELL PARK & SUMTER GARDENS PLAT 27 PB 2 PG 56 1/2 | | | |

GIS Aerial



Property & Assessment Values

| | |
|---------------------|---|
| Land Value | \$6,080.00 |
| Market Value | \$145,480.00 |
| Assessed Value | \$87,360.00 |
| Total Taxable Value | \$37,360.00 |
| Exemptions | 01 - Homestead \$25,000 02 - Additional Homestead \$25,000 |

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 |
|-----------|--------------|--------------|-----------------|--------------|----------------------------|
| 05/2020 | 3764/265 | WD | I (Q) | \$124,900.00 | RHODES HOLLY M |
| 07/2016 | 3133/431 | WD | I (Q) | \$105,000.00 | DREW WILMA JEAN |
| 11/2013 | 2704/787 | WD | I (U) | \$50,000.00 | YOUNG CYNTHIA |
| 04/2013 | 2595/264 | WD | I (U) | \$89,400.00 | FEDERAL HOME LOAN MORTGAGE |
| 03/2013 | 2581/643 | CT | I (U) | \$100.00 | US BANK NA |
| 11/2005 | 1489/11 | WD | I (Q) | \$135,000.00 | LAWLER ROBERT W |
| 09/1991 | 444/400 | QC | I (U) | \$100.00 | GOODRUM BETTY L |
| 03/1990 | 404/134 | WD | I (U) | \$10,000.00 | GOODRUM BETTY L |

Building Characteristics

| # | Bldg Style | Bldg Use (code) | Wall Type | Eff Year Built | Area Breakdown |
|-------------|---------------|-----------------|-------------|----------------|---|
| Show Sketch | Single Family | Res 450 (R45) | Wall Type 3 | 1990 | BAS=936 SF GAR=378 SF OP=108 SF SP=160 SF |

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

Land Breakdown

| # | Land Use | Land Units | Frontage | Depth |
|---|----------------|------------------|----------|--------|
| 1 | RES FF (1017R) | 72.30 Front Feet | 72.00 | 100.00 |

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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