

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2021-0054 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: DURANT, PROPERTIES 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? Croom Parcel #: R14C009

What is the Property Address? SW 41st St., Webster, FL 33597

When did this case begin? 2/11/21

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?

CE2021-0054

13-610(a) General

Established. This section is hereby established to allow activities which are customarily incidental to the principal use, provided they meet the following general requirements:

(1)
An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure, except that permitted agricultural uses may be established on rural residential property prior to a principal use being established.

(2)
Accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the development on which they are located and not for use by the general public.

CE2021-0054

Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

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: CE2021-0054

Name: DURANT, PROPERTIES 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 03/19/2021 KV	50.00
CNV Inspection 03/02/2021 KV	50.00
Initial Inspection 02/11/2021 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: R14C009

<< Next Lower Parcel | Next Higher Parcel >>

2020 Certified Values

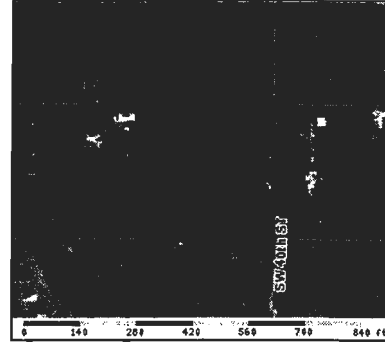
Parcel List Generator | Retrieve Tax Record
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	DURANT PROPERTIES LLC		
Site Address	, FL		
Mail Address	PO BOX 115, DURANT, FL 33530		
Use Desc. (code)	ACREAGE NOT CLASSED AS AG (09900)		
SecTwp/Rng	14/22/21	Neighborhood	9426
Year Built		Tax District	County (1001)
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.		
NE 1/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS RW RANCH 9 OR 162 PG 659			

GIS Aerial



Property & Assessment Values

Land Value	\$24,350.00
Market Value	\$24,350.00
Assessed Value	\$24,350.00
Total Taxable Value	\$24,350.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/U (Qual)	Sale Price	Grantee
08/2019	3618/352	TD	V (U)	\$6,000.00	DURANT PROPERTIES LLC
11/2013	2703/432	PR	V (U)	\$100.00	BRAISGTON CYNTHIA JEAN 2/3 INT OF 1/2 INT
03/2012	2424/217	CP	V (U)	\$0.00	HYATT JENNIE M
07/2011	2337/114	CP	V (U)	\$0.00	NANCE C W ESTATE OF &
07/2011	2337/108	CP	V (U)	\$0.00	NANCE C W
06/2011	2323/40	CP	V (U)	\$0.00	NANCE C W ESTATE OF &
04/2001	2338/409	CP	V (U)	\$0.00	NANCE VERGIE
04/1975	162/659	WD	I (Q)	\$2,750.00	NANCE VERGIE
08/1969	142/179		I (Q)	\$2,600.00	NANCE VERGIE

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Croomacoochee (9011V)	2.50 Acre		

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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