

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2022-0267/CE-22-07505 OR 670 PG 556 Zoning: RR

- 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: CARLSON EUGENE H & THELMA H
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? _____ Parcel #: H31A006

What is the Property Address? 3633 CR 626N, BUSHNELL, FL 33513

When did this case begin? 8/24/22
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?

CE2022-0267/CE-22-07505
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.

(8/24/2022 KV)
There are three sheds on the property which are over 100 sqf with electric installed without permits

Does this property have Homestead Exemption? Yes No
Was there any response from the property owner? Yes No
Is the property owner a repeat offender? Yes No
If Yes, which violations: _____

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 11/3/2022

When was the last time you visited the property? 11/3/2022

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: November 07, 2022

Case: CE2022-0267/CE-22-07505

Name: CARLSON, EUGENE H & THELMA H

Item	Amount
STAFF COSTS*	
Initial Inspection 08/24/2022 KV	70.00
CNV Inspection 09/12/2022 KV	70.00
NOV Inspection 10/03/2022 KV	70.00
RFH Inspection 11/03/2022 KV	70.00
POSTAGE COST	
CNV LETTER	0.57
NOV LETTER	6.65
RFH LETTER	6.65
ADMINISTRATIVE COSTS	100.00
Total Costs	393.87

*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).

PARCEL ID: H31A006

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Owner & Property Info

Owner's Name	CARLSON EUGENE H & THELMA H (LE)		
Site Address	3633 CR 626N, BUSHNELL, FL 33513		
Mail Address	3680 CR 626N, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	31/20/21	Neighborhood	5701
Year Built	1972	Tax District	County(1001)
Heated Area	648 (SF)	Market Area	4
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 3 4 5 & 6 INDIAN BOW RETREATS SUB PB 3 PG 41			

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values

Land Value	\$6,640.00
Market Value	\$45,060.00
Assessed Value	\$45,060.00
Total Taxable Value	\$45,060.00
Exemptions	None

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2022	4228/25	QC	I (U)	\$100.00	CARLSON EUGENE H & THELMA H (LE)
09/2021	4096/722	WD	I (Q)	\$145,000.00	CARLSON EUGENE & THELMA J
05/2019	3591/55	WD	I (U)	\$5,000.00	LASKER BARRY & LUCINDA
05/2017	3254/717	WD	I (Q)	\$59,900.00	LASKER BARRY & LUCINDA
03/2016	3083/301	WD	I (U)	\$18,000.00	CUTSHALL JUSTIN & BAMBI
02/2016	3067/449	CT	I (U)	\$100.00	DEUTSCHE BANK NA TTEE
01/1998	670/556	WD	I (Q)	\$25,000.00	DESORMO PAUL A & CHERYL A
05/1989	387/61	WD	I (Q)	\$25,000.00	UNKNOWN
09/1987	352/253	TD	I (U)	\$0.00	UNKNOWN
08/1987	352/255	WD	I (U)	\$39,900.00	UNKNOWN
04/1987	352/252	DC	I (U)	\$0.00	UNKNOWN
11/1986	338/43	QC	I (U)	\$5,000.00	UNKNOWN
11/1986	338/41	QC	I (U)	\$0.00	UNKNOWN
04/1986	338/42	QC	I (U)	\$0.00	UNKNOWN
10/1979	222/705	WD	I (U)	\$8,000.00	UNKNOWN
08/1971	121/19	WD	I (U)	\$1,300.00	UNKNOWN
08/1971	121/18	WD	I (U)	\$1,200.00	UNKNOWN
06/1971	119/629	WD	I (U)	\$895.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wood	1972	BAS=648 SF CP=160 SF OP=20 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Indian Bow(5705R)	50 Front Feet	150	135
	Indian Bow(5705R)	50 Front Feet	50	135

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility (UT0)	1 (1)	1900
2	Carport/Open Porch 2 (PC2)	1 (24 x 12)	2020

DISCLAIMER

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