

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2022-0279/CE-22-08534 OR 1230 PG 23 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: 714 E MORGAN STREET LLC

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

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting  Yes  No 11/3/22

What is the General Location of this property? WILDWOOD Parcel #: C33-041

What is the Property Address? 8584 CR 231, WILDWOOD, FL 34785

When did this case begin? 9/6/22

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?**

CE2022-0279/CE-22-08534

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in 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.

CE2022-0279/CE-22-08534

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

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 08, 2022

**Case:** CE2022-0279/CE-22-08534

**Name:** 714 E MORGAN STREET LLC

<b>Item</b>	<b>Amount</b>
<b>STAFF COSTS*</b>	
Initial Inspection 09/06/2022 KV	70.00
CNV Inspection 09/23/2022 KV	70.00
NOV Inspection 10/11/2022 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
<b>Total Costs</b>	<b>393.87</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).

PARCEL ID: C33-041

[Print](#) [Return to View Page](#)

Owner & Property Info

Owner's Name	714 E MORGAN STREET LLC		
Site Address	8584 CR 231, WILDWOOD, FL 34785		
Mail Address	1523 N FRANKLIN ST, TAMPA, FL 33602		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	33/18/22	Neighborhood	1001
Year Built	2003	Tax District	County(1001)
Heated Area	1248 (SF)	Market Area	2
Description	<b>NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.</b>		
COM AT NE COR OF SW 1/4 OF NE 1/4 S 796.74 FT TO POB RUN S 197.73 FT W 227.54 FT N 197.73 FT E 227.59 FT TO POB LESS RW			

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values

Land Value	\$11,720.00
Market Value	\$65,230.00
Assessed Value	\$65,230.00
Total Taxable Value	\$65,230.00
Exemptions	None

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
11/2017	<a href="#">3347/197</a>	QC	I (U)	\$100.00	714 E MORGAN STREET LLC
10/2016	<a href="#">3169/488</a>	CD	I (U)	\$0.00	ACCARDI JOHN & ANDREA
10/2016	<a href="#">3168/374</a>	CT	I (U)	\$100.00	ACCARDI JOHN & ANDREA
02/2015	<a href="#">2920/437</a>	QC	I (U)	\$100.00	JOHNSON ALTHEA
11/2005	<a href="#">2840/11</a>	WD	I (U)	\$100.00	WILLIAMS FLORINE INESE
05/2004	<a href="#">1230/23</a>	QC	I (U)	\$100.00	WILSON ALTHEA
12/1990	<a href="#">421/385</a>	WD	V (U)	\$100.00	SOLOMON ALTHEA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
<a href="#">Show Sketch</a>	Mobile Home	M H 500 (MHR5)	Wood	2003	BAS=1248 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Acreage .51-1.0 AC(0101M)	0.9 Acre		

Misc Features

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

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser's 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.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.