

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-22-15495 OR 3578 PG 426 Zoning: RR5C

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: PATTERSON, DEBRA

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting Yes No 2/9/23

What is the General Location of this property? OXFORD Parcel #: C16-050

What is the Property Address? 11037 N C-475, OXFORD, FL 34484

When did this case begin? 11/18/22

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?

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 2/9/2023

When was the last time you visited the property? 2/9/2023

Is property in compliance now? Yes No

What is staff's recommendation? Pay staff costs of \$470.52 immediately and a \$10.00 per day fine for every day after the compliance date

Witness has chance to ask questions of Inspector or state anything they want into record.

STATEMENT OF CODE CASE COSTS

Date: February 20, 2023

Case: CE-22-15495

Name: PATTERSON, DEBRA

Item	Amount
STAFF COSTS*	
Initial Inspection 11/18/2022 KV	70.00
CNV Inspection 12/14/2022 KV	70.00
NOV Inspection 01/20/2023 KV	70.00
RFH Inspection 02/09/2023 KV	70.00
Hearing Inspection TBD KV	70.00
POSTAGE COST	
CNV LETTER	0.57
NOV LETTER	6.65
RFH LETTER	6.65
FOF LETTER	6.65
ADMINISTRATIVE COSTS	100.00
Total Costs	470.52

*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: C16-050

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Owner & Property Info

Owner's Name	PATTERSON DEBRA		
Site Address	11037 N C-475, OXFORD, FL 34484		
Mail Address	11037 N C-475 , OXFORD, FL 34484		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	16/18/22	Neighborhood	1001
Year Built	1984	Tax District	County(1001)
Heated Area	1400 (SF)	Market Area	2
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG AT A PT ON THE SOUTH BOUNDARY OF S1/2 OF SW 1/4 OF SEC SAID POINT BEING SOUTH 89 DEG 56 MIN 58 SEC EAST 50 FT FROM THE SW COR OF SAID S 1/2 OF SW 1/4 SAID PT BEING ON THE EAST RW LINE OF STATE ROAD 475 THENCE NORTH 0 DEG 41 MIN 32 SEC *** Continued On TaxRdl ***			

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values

Land Value	\$40,000.00
Market Value	\$160,270.00
Assessed Value	\$160,270.00
Total Taxable Value	\$160,270.00
Exemptions	None

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
05/2019	3578/426	WD	I (Q)	\$234,000.00	PATTERSON DEBRA
05/2015	2962/741	WD	I (Q)	\$152,500.00	CONNELL KATHERINE
05/2013	2627/798	DC	I (U)	\$0.00	BRADLEY MARY JANE
07/1982	261/41	WD	V (Q)	\$17,500.00	BRADLEY WILLARD H

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 500 (R5)	Block	1984	BAS=1400 SF UTL=84 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Acreage 4-7.9 AC(0104R)	5 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Polebarn Shed W/Con (BR1C)	1 (20 x 40)	1900

DISCLAIMER

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