

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-23-02450 OR 3192 PG 769 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: BADAL, RAJ

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting Yes No 7/13/23

What is the General Location of this property? CENTER HILL Parcel #: Q20-011

What is the Property Address? 4819 E C-48, CENTER HILL, FL 33514

When did this case begin? 2/15/23

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?

2009 I.P.M.C. 108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

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.

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 7/13/2023

When was the last time you visited the property? 7/13/2023

Is property in compliance now? Yes No

What is staff's recommendation? Pay staff costs of \$555.51 immediately and a \$25.00 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: 7/17/2023

Case: CE-23-02450

Name: BADAL RAJ

		Amount
ADMINISTRATION COSTS		
Code Enforcement Administrative Fee	CODEADMIN	100.00
INSPECTIONS		
Code Enforcement Inspection - Initial 2-15-2023	CODEINSP	70.00
Code Enforcement Inspection - CNV 3/8/2023	CODEINSP	70.00
Code Enforcement Inspection - NOV 3-27-2023	CODEINSP	70.00
Code Enforcement Inspection - RFH 4/13/23	CODEINSP	70.00
Code Enforcement Inspection - HEARING TBD	CODEINSP	70.00
Code Enforcement Inspection - RFH Inspection 7/13/2023	CODEINSP	70.00
POSTAGE		
Code Enforcement CNV Letter	SC-CECNV	0.60
Code Enforcement NOV Letter	SC-CENOV	6.85
Code Enforcement RFH Letter	SC-CERFH	6.85
Code Enforcement FOF Letter	SC-CEFOF	7.18
Code Enforcement Non-Compliance Letter - TBD COMPLIANCE	SC-CENCOML	7.18
Code Enforcement RFH Letter - RFH for 07/27/2023 hearing.	SC-CERFH	6.85
	Total Costs	555.51

*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: Q20-011

Print Return to View Page

Owner & Property Info

Owner's Name	BADAL RAJ		
Site Address	4819 E C-48, CENTER HILL, FL 33514		
Mail Address	100 S OSCEOLA AVE , CENTER HILL, FL 33514		
Use Desc. (code)	VACANT/MISC BLDG (00700)		
Sec/Twp/Rng	20/21/23	Neighborhood	1004
Year Built		Tax District	County(1001)
Heated Area	0 (SF)	Market Area	8
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
W 1/2 OF W 1/2 OF SE 1/4 OF NE 1/4 LESS S 8 ACRES LESS W 137.30 FT THEREOF LESS RD R/W AND COM AT NE COR OF W 1/4 OF SE 1/4 OF NE 1/4 OF SEC 20 RUN S 39.83 FT TO S R/W LINE TO CR 48 AND POB RUN S 231.72 FT E 45 FT RUN N 03 DEG 07 MIN 48 SEC *** Continued On TaxRoll ***			

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values: 2022 Certified Tax Roll Values and Exemptions, as of January 1, 2022

Land Value	\$14,000.00
Market Value	\$15,970.00
Assessed Value	\$15,970.00
Total Taxable Value	\$15,970.00
Exemptions	None

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
12/2016	3192/769	WD	V (Q)	\$5,000.00	BADAL RAJ
10/2009	2129/230	CD	I (U)	\$0.00	TAYLOR WENDELL
06/2009	2082/654	CD	I (U)	\$0.00	TAYLOR WENDELL
12/2008	2020/706	QC	I (U)	\$45,900.00	TAYLOR WENDELL
05/2005	1379/543	CP	I (U)	\$0.00	TAYLOR WENDELL & BILLY JO
10/2000	836/568	WD	I (Q)	\$68,000.00	TAYLOR WENDELL & BILLY JO
06/1999	751/761	WD	I (Q)	\$53,000.00	CONRAD MILAN L & LORENE
05/1998	684/494	CT	I (U)	\$100.00	UNITED OF TEXAS BANK
04/1995	552/222	WD	I (Q)	\$63,500.00	UNITED OF TEXAS BANK
03/1995	546/276	QC	I (U)	\$100.00	UNITED OF TEXAS BANK

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Acreage .51-1.0 AC(0101V)	1 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	CABANA COUNTY (CABC)	1 (32 x 12)	2019
2	Carport/Open Porch 2 (PC2)	1 (12 x 10)	2019

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.

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