

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-23-06386 OR 581 PG 774 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: McNEAL, JERRELD E & LAVENE

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? WEBSTER Parcel #: T18-018

What is the Property Address? 12297 SR 471, WEBSTER, FL 33597

When did this case begin? 4/18/23

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?

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.

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within 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. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

Sec. 13-611(e) Residential Accessory Uses

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

Is the property owner a repeat offender? Yes No

If Yes, which violations: _____

Are there any photographs? Yes No Who took them? Kevin Vann

Ar 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 \$478.66 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-23-06386

Name: MCNEAL JERRELD E & LAVENE

		Amount
ADMINISTRATION COSTS		
Code Enforcement Administrative Fee	CODEADMIN	100.00
INSPECTIONS		
Code Enforcement Inspection - Initial Inspection 4/18/23	CODEINSP	70.00
Code Enforcement Inspection - CNV Inspection 5/5/2023	CODEINSP	70.00
Code Enforcement Inspection - NOV 5/24/2023	CODEINSP	70.00
Code Enforcement Inspection - RFH Inspection 7/13/2023	CODEINSP	70.00
Code Enforcement Inspection - Hearing Inspection TBD	CODEINSP	70.00
POSTAGE		
Code Enforcement CNV Letter - 4/19/23	SC-CECNV	0.60
Code Enforcement NOV Letter - 5/8/2023	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 - Compliance TBD	SC-CENCOML	7.18
	Total Costs	478.66

*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: T18-018

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Owner & Property Info

Owner's Name	MCNEAL JERRELD E & LAVENE		
Site Address	12297 SR 471, WEBSTER, FL 33597		
Mail Address	12297 SR 471, WEBSTER, FL 33597		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	18/22/23	Neighborhood	1005
Year Built	1945	Tax District	County(1001)
Heated Area	1196 (SF)	Market Area	8
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 210 FT S OF NW COR OF SW1/4 OF NW1/4 RUN S 210 FT E 630 FT N 210 FT W 630 FT TO BEG LESS THAT PORTION OF W 50 FT LYING E/LY & WITHIN 50 FT OF CENTER - LINE OF STATE ROAD 471			

GIS Aerial



2022 Aerial Imagery

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

Land Value		\$29,680.00
Market Value		\$85,410.00
Assessed Value		\$50,330.00
Total Taxable Value		\$25,000.00
Exemptions	01 - Homestead	\$25,000.00
	02 - Additional Homestead	\$330.00

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/1996	581/774	WD	I (U)	\$100.00	MCNEAL JERRELD E & LAVENE
10/1970	113/691	WD	I (Q)	\$10,500.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 300 (R3)	Block	1945	BAS=1196 SF OP=141 SF PC=140 SF
Note: All S.F. calculations are based on <u>exterior</u> building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Acreage 2.1 - 3.9 AC(0103R)	2.8 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1 (1)	1965
2	MISC Flat Value (MISC)	1 (1)	1981
3	Utility 3 (UT3)	1 (40 x 24)	2013

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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