

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-23-06085 OR 4013 PG 444 Zoning: A10C

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: SYTNYK, MYKOLA & IELNIKOVA, INNA

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 #: G30-146

What is the Property Address? 3074 CR 521, WILDWOOD, FL 34785

When did this case begin? 04/14/2023

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?

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.

Ordinance No. 2000-5 Section 3 Nuisances

(4) The accumulation of in excess of two (2) inoperable vehicles on an individual lot or parcel at any one time within the City. Exempt from this provisions shall only be duly licensed junk or salvage yards and vehicles under repair at duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

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 7/14/2023

When was the last time you visited the property? 7/14/2023

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: 7/20/2023

Case: CE-23-06085

Name: SYTNYK MYKOLA & IELNIKOVA INNA

		Amount
ADMINISTRATION COSTS		
Code Enforcement Administrative Fee	CODEADMIN	100.00
INSPECTIONS		
Code Enforcement Inspection - Initial 4/14/23	CODEINSP	70.00
Code Enforcement Inspection - CBNV 5/3/2023	CODEINSP	70.00
Code Enforcement Inspection - NOV 5/22/2023	CODEINSP	70.00
Code Enforcement Inspection - RFH 7/14/2023	CODEINSP	70.00
Code Enforcement Inspection - Hearing TBD	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 - 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: G30-146

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Owner & Property Info

Owner's Name	SYTNYK MYKOLA & IELNIKOVA INNA (MC)		
Site Address	3074 CR 521, WILDWOOD, FL 34785		
Mail Address	3074 CR 521, WILDWOOD, FL 34785		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	30/19/23	Neighborhood	1002
Year Built	2019	Tax District	Coleman(3003)
Heated Area	1750 (SF)	Market Area	3
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE E 1/2 OF THE FOLLOWING DESC: BEG AT SW COR OF NW 1/4 OF SW 1/4 RUN N 10 CHAINS E 6 CHAINS 50 LINKS S 20 CHAINSW 6 CHAINS 50 LINKS N 10 CHAINS TO POB AND THE N 98.48 FT S 195.63 FT OF E 22.23 FT			

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values: 2023 Certified Tax Roll Values and Exemptions, as of January 1, 2023

Land Value	\$52,000.00
Market Value	\$242,910.00
Assessed Value	\$242,910.00
Total Taxable Value	\$242,910.00
Exemptions	None

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale VII (Qual)	Sale Price	Grantor
05/2021	4013/444	WD	I (Q)	\$400,000.00	SYTNYK MYKOLA & IELNIKOVA INNA (MC)
10/2014	2865/173	QC	V (U)	\$100.00	BRANNEN JUSTIN CALEB

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 500 (R5)	Block	2019	BAS=1750 SF OP=424 SF SP=264 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(0104M)	6.5 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 2 (PC2)	1 (20 x 40)	2017
2	Utility 2 (UT2)	1 (8 x 12)	2017
3	Shed (SHED)	1 (10 x 20)	2017
4	Utility (UT0)	1 (1)	1965
5	Utility 2 (UT2)	1 (14 x 12)	60

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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