

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-23-06138 OR 2012 PG 666 Zoning: R6M

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: CINICOLA RALPH DOMINIC & MIRANDA PADGET

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 #: G29B005

What is the Property Address? 4561 NE 32ND RD, 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?

2009 I.P.M.C. 304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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.(2) NUISANCES-TRASH & DEBRIS

The accumulation of rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, regulation or ordinance 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.

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.

Monday, July 17, 2023

Page 2 of 2

STATEMENT OF CODE CASE COSTS

Date: 7/17/2023

Case: CE-23-06138

Name: CINICOLA RALPH DOMINIC & MIRAN

		Amount
ADMINISTRATION COSTS		
Code Enforcement Administrative Fee	CODEADMIN	100.00
INSPECTIONS		
Code Enforcement Inspection - INITIAL 4/14/23	CODEINSP	70.00
Code Enforcement Inspection - CNV 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: G29B005

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

Owner & Property Info

Owner's Name	CINICOLA RALPH DOMINIC & MIRANDA PADGETT-		
Site Address	4561 NE 32ND RD, WILDWOOD, FL 34785		
Mail Address	4539 NE 32ND RD , WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	29/19/23	Neighborhood	2029
Year Built	1966	Tax District	County(1001)
Heated Area	720 (SF)	Market Area	3
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
S 109.3 FT OF W 70 FT OF E 350 FT OF LOT 22 BLK B WILDWOOD RANCH SUBD AKA TRACT 5 FRIESORGRS UNREC			

GIS Aerial



2022 Aerial Imagery

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

Land Value	\$9,740.00
Market Value	\$26,250.00
Assessed Value	\$25,650.00
Total Taxable Value	\$650.00
Exemptions	01 - Homestead \$25,000.00

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
11/2008	2012/666	WD	I (U)	\$0.00	CINICOLA RALPH DOMINIC & MIRANDA PADGETT-
07/2003	1100/237	AA	I (U)	\$17,000.00	CINICOLA RALPH DOMINIC &
07/2003	1100/113	WD	I (U)	\$100.00	VANDERHOOF FRANK & ROSE
01/2000	784/130	AA	I (Q)	\$8,000.00	VANDERHOOF FRANK & ROSE
01/1986	318/504	WD	I (U)	\$14,700.00	VANDERHOOF EVAN FRANK
01/1981	240/767	PR	I (U)	\$5,500.00	VANDERHOOF EVAN FRANK
06/1979	240/766	QC	I (U)	\$3,500.00	VANDERHOOF EVAN FRANK
06/1979	221/783	QC	I (U)	\$100.00	VANDERHOOF EVAN FRANK
04/1979	240/765	QC	I (U)	\$100.00	VANDERHOOF EVAN FRANK
08/1975	166/416	AA	I (U)	\$3,500.00	VANDERHOOF EVAN FRANK
09/1972	151/653	WD	I (U)	\$1,500.00	VANDERHOOF EVAN FRANK

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 300 (MHR3)	Wood	1966	BAS=720 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Wildwood Ranch Lot(2502M)	1 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 1 (PC1)	1 (22 x 26)	1900
2	Enclosed Room (CAB)	1 (20 x 10)	1900
3	Carport/Open Porch 1 (PC1)	1 (10 x 20)	1900

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.