

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-23-07049 OR 3536 PG 90 Zoning: R4M

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: CREECH CECIL & DAVIS CYNTHIA LYNN

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 7/14/23

What is the General Location of this property? \_\_\_\_\_ Parcel #: F31B140

What is the Property Address? 2141 CR 429, LAKE PANASOFFKEE, FL 33538

When did this case begin? 05/10/2023

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?**

**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.

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 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: 7/17/2023  
Case: CE-23-07049  
Name: CREECH CECIL & DAVIS CYNTHIA L

		<b>Amount</b>
<b>ADMINISTRATION COSTS</b>		
Code Enforcement Administrative Fee	CODEADMIN	100.00
<b>INSPECTIONS</b>		
Code Enforcement Inspection - Initial 5/10/23	CODEINSP	70.00
Code Enforcement Inspection - CNV Inspection 5/30/2023	CODEINSP	70.00
Code Enforcement Inspection - NOV 6/16/2023	CODEINSP	70.00
Code Enforcement Inspection - RFH 7/14/2023	CODEINSP	70.00
Code Enforcement Inspection - Hearing TBD	CODEINSP	70.00
<b>POSTAGE</b>		
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
	<b>Total Costs</b>	<b>478.66</b>

**\*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: F31B140

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Owner & Property Info

Owner's Name	CREECH CECIL & DAVIS CYNTHIA LYNN H/W		
Site Address	2141 CR 429, LAKE PANASOFFKEE, FL 33538		
Mail Address	2141 CR 429, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	31/19/22	Neighborhood	5015
Year Built	1966	Tax District	County(1001)
Heated Area	552 (SF)	Market Area	5
Description	<b>NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.</b>		
LOT 4 BLK 16 UNIT 2 PANACOCHEE RETREATS PB 3 PG 14			

GIS Aerial



2022 Aerial Imagery

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

Land Value	\$4,960.00
Market Value	\$14,130.00
Assessed Value	\$14,130.00
Total Taxable Value	\$14,130.00
Exemptions	None

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale VII (Qual)	Sale Price	Grantor
02/2019	<a href="#">3536/90</a>	WD	I (Q)	\$32,900.00	CREECH CECIL & DAVIS CYNTHIA LYNN H/W
09/2016	<a href="#">3162/420</a>	WD	I (U)	\$100.00	LANE JARROD PAUL BARTLETT TTEE
01/2016	<a href="#">3070/350</a>	QC	I (U)	\$100.00	BARTLETT GERALD S TTEE
01/2014	<a href="#">2731/751</a>	WD	I (Q)	\$38,000.00	MOSELEY DEBORAH
08/2012	<a href="#">2646/559</a>	WD	I (Q)	\$7,500.00	BARTLETT GERALD TTEE
10/2006	<a href="#">1677/467</a>	WD	I (U)	\$52,000.00	CRENSHAW ANNE L
03/2005	<a href="#">1342/810</a>	WD	I (Q)	\$26,500.00	BURD FORREST R & MARIE
03/1997	<a href="#">630/179</a>	WD	I (Q)	\$13,000.00	TEMPLE LANTZ ELWOOD &
04/1994	<a href="#">515/86</a>	WD	I (Q)	\$13,000.00	TEMPLE LANTZ ELWOOD &
02/1991	<a href="#">422/605</a>	WD	I (Q)	\$13,500.00	TEMPLE LANTZ ELWOOD &
07/1985	<a href="#">310/8</a>	WD	I (U)	\$23,500.00	TEMPLE LANTZ ELWOOD &
10/1980	<a href="#">237/654</a>	WD	V (Q)	\$2,000.00	TEMPLE LANTZ ELWOOD &
10/1980	<a href="#">237/653</a>	WD	V (Q)	\$2,000.00	TEMPLE LANTZ ELWOOD &
06/1971	<a href="#">119/413</a>	QC	V (U)	\$100.00	TEMPLE LANTZ ELWOOD &
04/1971	<a href="#">118/474</a>	WD	V (U)	\$800.00	TEMPLE LANTZ ELWOOD &
04/1971	<a href="#">118/473</a>	WD	V (U)	\$800.00	TEMPLE LANTZ ELWOOD &
09/1968	<a href="#">96/389</a>	WD	V (U)	\$1,050.00	TEMPLE LANTZ ELWOOD &

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
<a href="#">Show Sketch</a>	Mobile Home	MH Single Wide (MOB1)	Wood	1966	BAS=552 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Lk Pana(5043M)	9404.549 Square Feet		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1 (1)	1900

DISCLAIMER

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