



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
ALAN & KATHLEEN QUACKENBUSH }
Respondent(s) }
ADDRESS OF VIOLATION: }
3326 Tusket Ave }
North Port, FL }
PARCEL ID.: 0981040317 }

CASE NO.: 23-4890
CERTIFIED MAIL NO.: 9589071052700187022519

ORDER FOR COMPLIANCE
NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on February 22, 2024. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Alan & Kathleen Quackenbush, own(s) the property commonly known as, 3326 Tusket Ave North Port, Sarasota County, Florida (LOT 17, BLK 403, 9TH ADD TO PORT CHARLOTTE , a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector NATHAN LONG served the Respondent(s) a NOTICE OF VIOLATION, dated November 20, 2023.
3. The Respondent did not comply with the NOTICE OF VIOLATION within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.

(Accumulation of debris in City Right-of-way consisting of drywall, a cooler, pallets, yard waste, as well as a big bull dumpster.)

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly **Remove the trash, debris, and/or litter specified.**

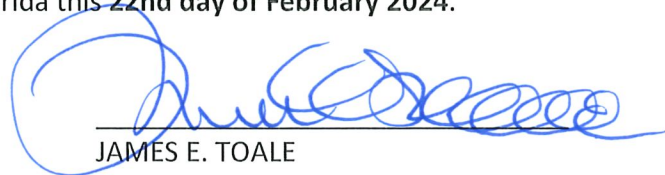
6. If Respondent(s) fail(s) to correct the violation(s) by **March 18th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day for North Port City Code, beginning March 19th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$1,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **March 28th, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers, City Hall, 4970 City Hall Boulevard, North Port, Florida** for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Compliance Division IN WRITING to request a re-inspection. Respondent shall provide to:

**Code Compliance Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or Email ceuser@northportfl.gov**

Failure to provide a written Request for Re-inspection to the Code Compliance Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this **22nd day of February 2024**.



JAMES E. TOALE
HEARING OFFICER

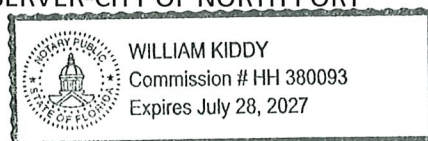
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 3326 Tuskett Ave North Port FL 34286-4964.

DATED: February 26, 2024.



SERVER-CITY OF NORTH PORT



9589 0710 5270 0187 0225 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *NDS*
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

\$ Total CE WK 23-4890

ALAN & KATHLEEN QUACKENBUSH
3326 TUSKET AVE
NORTH PORT FL 34286-4964

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 23-4890

ALAN & KATHLEEN QUACKENBUSH
3326 TUSKET AVE
NORTH PORT FL 34286-4964



9590 9402 8333 3094 8493 56

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0225 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

Alan Quackenbush

B. Received by (Printed Name) C. Date of Delivery

Alan Quackenbush *2-28-24*

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0981040317

Ownership:
 QUACKENBUSH ALAN R
 QUACKENBUSH KATHLEEN R
 3326 TUSKET AVE, NORTH PORT, FL, 34286-4964
Situs Address:
 3326 TUSKET AVE NORTH PORT, FL, 34286

Land Area: 12,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1527 - PORT CHARLOTTE SUB 09
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 23-39S-21E
Census: 121150027431
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOT 17, BLK 403, 9TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
3326 TUSKET AVE NORTH PORT, FL, 34286	1	3	2	0	1995	2005	2,517	1,738	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Shed all walls	160	SF	2014
2	1	Screened Enclosure	1368	SF	2003
3	1	Patio - concrete or Pavers	918	SF	2001
4	1	Swimming Pool	450	SF	2001

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$31,600	\$134,000	\$52,200	\$217,800	\$93,210	\$50,000	\$43,210	\$124,590
2022	\$42,000	\$228,100	\$50,700	\$320,800	\$140,395	\$50,000	\$90,395	\$180,405
2021	\$16,800	\$166,900	\$36,100	\$219,800	\$136,306	\$50,000	\$86,306	\$83,494
2020	\$13,200	\$161,000	\$39,000	\$213,200	\$134,424	\$50,000	\$84,424	\$78,776
2019	\$14,400	\$164,200	\$36,400	\$215,000	\$131,402	\$50,000	\$81,402	\$83,598
2018	\$13,200	\$158,400	\$29,900	\$201,500	\$128,952	\$50,000	\$78,952	\$72,548
2017	\$9,400	\$137,700	\$29,400	\$176,500	\$126,300	\$50,000	\$76,300	\$50,200
2016	\$9,400	\$131,500	\$27,200	\$168,100	\$123,702	\$50,000	\$73,702	\$44,398
2015	\$7,700	\$111,400	\$26,300	\$145,400	\$122,842	\$50,000	\$72,842	\$22,558
2014	\$5,100	\$100,600	\$23,100	\$128,800	\$122,308	\$50,000	\$72,308	\$6,492

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our tax estimator to estimate your new taxes.

Current Exemptions

Grant Year	Value
2013	\$25,000.00
2013	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/8/2012	\$155,000	2012103408	01	MOSELEY,ROBERT	WD
7/12/2008	\$160,000	2008098822	38	SCHAU,WALTER K	WD
1/31/2005	\$295,800	2005024629	01	CONNORS-MC KEE,PATRICIA F	WD
2/23/2001	\$100	2001026360	11	CONNORS,PATRICIA F	QC
2/17/1999	\$100	1998146952	11	CONNORS PATRICIA F,	OT
5/3/1995	\$9,429	2736/2073	03	CHACHULA HARRY & NINA	WD
5/1/1976	\$3,000	1131/351	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/21/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/19/2024)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0379F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
 ** For more information on flood and flood related issues specific to this property, call (941) 240-8050
 *** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
 For general questions regarding the flood map, call (941) 861-5000.





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
ALAN & KATHLEEN QUACKENBUSH }
Respondent(s) }
ADDRESS OF VIOLATION: }
3326 Tusket Ave }
North Port, FL }
PARCEL ID.: 0981040317 }

CASE NO.: 23-4890
CERTIFIED MAIL NO.: 9589071052700422905065

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 13, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, *on February 22, 2024*, in City Chambers, City Hall, **4970 City Hall Boulevard, North Port, Florida**, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. A **NOTICE OF VIOLATION**, dated *November 20, 2023*, was previously served by **REGULAR MAIL**.

The attached **AFFIDAVIT OF VIOLATION** specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

YOU ARE HEREBY ORDERED to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on *February 22, 2024*, to present your case with regard to the violation stated in the attached **AFFIDAVIT OF VIOLATION**.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Property Standard Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or ***compliance has been achieved***, please contact the Code Enforcement Inspector whose name appears on the attached AFFIDAVIT OF VIOLATION, at **(941) 429-7186**, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.

<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.

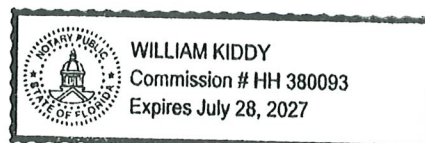


HEATHER FAUST, City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this NOTICE OF MANDATORY HEARING has been served upon the RESPONDENT(S) by ***Certified Mail/Return Receipt Requested*** at 3326 TUSKET AVE NORTH PORT FL 34286-4964.

DATED: December 14, 2023


SERVER – CITY OF NORTH PORT

(3) Field Inspection Notes:

11/6/2023, 2:36:27 PM MKUYKENDAL Debris the chameleon at the Rod Way, including a cooler. Drywall pallets yard debris in a big bowl, big dumpster. It is not trash day. 11/13/2023, 9:33:03 AM MKUYKENDAL Property is still in violation 12/4/2023, 10:57:10 AM MKUYKENDAL Still in violation

DATED: December 13, 2023

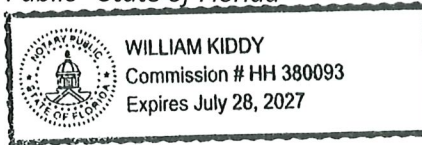
Michael Centeno-Kuykendal
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 13 day of Dec 2023, by Michael Centeno-Kuykendal.

Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286**

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

ALAN R QUACKENBUSH
KATHLEEN R QUACKENBUSH
3326 TUSKET AVE
NORTH PORT, FL 34286-4964

DATE: November 22, 2023

PSI CASE NO.: 23-4890
REAL PROPERTY ADDRESS: 3326 TUSKET AVE, NORTH PORT, FL
LOT 17, BLK 403, 9TH ADD TO PORT CHARLOTTE PARCEL ID #: 0981040317
SERVED BY: FIRST CLASS MAIL

NOTICE OF VIOLATION

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

Violation Description

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area. Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (5) Removing trash, debris, litter, or other items from the swale area to prevent obstruction or partial obstruction of the driveway culvert and swale.

Violation Text

Accumulation of debris in City Right-of-way consisting of drywall, a cooler, pallets, yard waste, as well as a big bull dumpster.

Violation Corrective Action

Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.

FINES SHALL BE ASSESSED:

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The fines which may be imposed include:

Violation of North Port City Code:	Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

Michael Centeno-Kuykendal
Inspector
Neighborhood Development Services
e-mail: mkuykendall@northportfl.gov



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA }
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Respondent(s) } CASE NO.: 23-4890
} }
ADDRESS OF VIOLATION: }
3326 TUSKET AVE }
North Port, FL }
PARCEL ID.: # 0981040317 }

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Feb 9, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated December 13, 2023 by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 3326 TUSKET AVE NORTH PORT FL 34286-4964, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 20 2024



William Kiddy, Affiant
Recording Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 20th day of Feb 2024, by William Kiddy.



Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____



9589 0710 5270 0422 9050 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *ND*
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

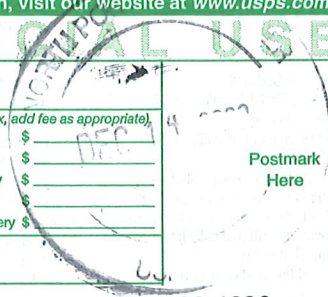
Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____



Postmark Here

CE WK 23-4890

ALAN & KATHLEEN QUACKENBUSH
3326 TUSKET AVE
NORTH PORT FL 34286-4964

For Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 23-4890
ALAN & KATHLEEN QUACKENBUSH
3326 TUSKET AVE
NORTH PORT FL 34286-4964



9590 9402 8271 3094 9958 25

2. Article Number (Transfer from service label)

9589 0710 5270 0422 9050 65

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Kathleen Quackenbush

B. Received by (Printed Name) C. Date of Delivery
KATHLEEN QUACKENBUSH 12/14/20

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery Restricted Delivery

Insured Mail Registered Mail Restricted Delivery



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0981040317

Ownership: QUACKENBUSH ALAN R QUACKENBUSH KATHLEEN R 3326 TUSKET AVE, NORTH PORT, FL, 34286-4964 Situs Address: 3326 TUSKET AVE NORTH PORT, FL, 34286	Land Area: 12,000 Sq.Ft. Municipality: City of North Port Subdivision: 1527 - PORT CHARLOTTE SUB 09 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 23-39S-21E Census: 121150027431 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 17, BLK 403, 9TH ADD TO PORT CHARLOTTE
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Buildings

Situs - click address for building details 3326 TUSKET AVE NORTH PORT, FL, 34286	Bldg.#	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
	1	3	2	0	1995	2000	2,517	1,738	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Shed all walls	160	SF	2014
2	1	Screened Enclosure	1368	SF	2003
3	1	Patio - concrete or Pavers	918	SF	2001
4	1	Swimming Pool	450	SF	2001

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u>
2023	\$31,600	\$134,000	\$52,200	\$217,800	\$93,210	\$50,000	\$43,210	\$124,590
2022	\$42,000	\$228,100	\$50,700	\$320,800	\$140,395	\$50,000	\$90,395	\$180,405
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<u>Grant Year</u>	<u>Value</u>
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2013	\$25,000.00

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/8/2012	\$155,000	2012103408	01	MOSELEY,ROBERT	WD
7/12/2008	\$160,000	2008098822	38	SCHAU,WALTER K	WD
1/31/2005	\$295,800	2005024629	01	CONNORS-MC KEE,PATRICIA F	WD
2/23/2001	\$100	2001026360	11	CONNORS,PATRICIA F	QC
2/17/1999	\$100	1998146952	11	CONNORS PATRICIA F,	OT
5/3/1995	\$9,429	2736/2073	03	CHACHULA HARRY & NINA	WD
5/1/1976	\$3,000	1131/351	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/12/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 12/11/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel 0379F	Floodway OUT	SFHA *** OUT	Flood Zone ** X	Community 120279	Base Flood Elevation (ft)	CFHA * OUT
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* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
 ** For more information on flood and flood related issues specific to this property, call (941) 240-8050
 *** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
 For general questions regarding the flood map, call (941) 861-5000.

