



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
WOODROW A STEWART }
Respondent(s) }
ADDRESS OF VIOLATION: }
13588 Tamiami Trl }
North Port, FL }
PARCEL ID.: 0997000712 }

CASE NO.: 23-4576
CERTIFIED MAIL NO.: 9589071052700187025077

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 January 25, 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), Woodrow A Stewart, own(s) the property commonly known as, 13588 Tamiami Trl North Port, Sarasota County, Florida (LOT 12 BLK 7 PORT CHARLOTTE SUB , a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector DAVE GRANDT served the Respondent(s) a NOTICE OF VIOLATION, dated October 23, 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:

Chapter 42-23, North Port City Code; Accumulation of Debris
(Debris consisting miscellaneous junk items tossed in front yard and an abandoned yard waste trailer.)

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 disabled car parked on right side property line, or cause to be removed, any and all debris on said property.
6. If Respondent(s) fail(s) to correct the violation(s) by **February 19th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day for North Port City Code, beginning**

February 20th, 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.

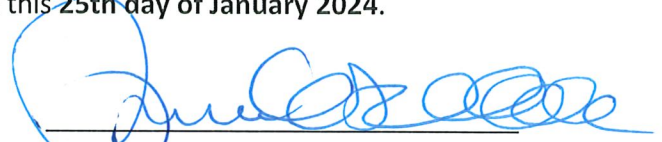
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **February 22nd, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers**, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should 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 **25th day of January 2024**.



JAMES E. TOALE
HEARING OFFICER

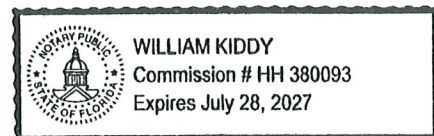
CERTIFICATE OF SERVICE

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 3912 Ulman Ave North Port Fl 34286-6925.

DATED: January 26, 2024.



SERVER-CITY OF NORTH PORT



9589 0710 5270 0187 0250 77

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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

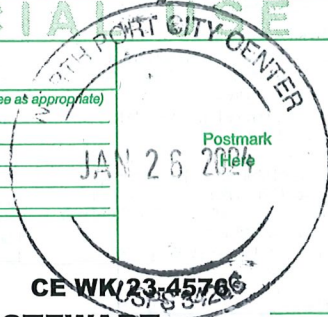
\$

Sender

Street

City

WOODROW A STEWART
3912 ULMAN AVE
NORTH PORT FL 34286-6925



CE WK 23-45766

PS Form 3800, January 2004 (with changes) See reverse for instructions



CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

WOODROW A STEWART

Respondent(s)

CASE NO.: 23-4576

ADDRESS OF VIOLATION:

13588 TAMIAMI TRL

NORTH PORT, FL.

PARCEL ID.: 0997000712

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

The undersigned, CODE COMPLIANCE INSPECTOR, upon his/her oath, deposes and says:

AFFIDAVIT OF POSTING

On Jan 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 13588 TAMIAMI TRL, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jan 29 2024

DAVE GRANDT, Affiant
Development Services

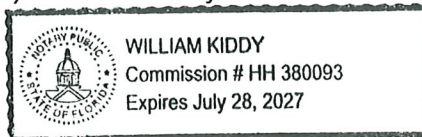
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29 day of Jan 2024 by DAVE GRANDT.

Notary Public - State of Florida

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





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.	}	
WOODROW A STEWART	}	
Respondent(s)	}	CASE NO.: 23-4576
	}	CERTIFIED MAIL NO.: 9589071052700187026623
ADDRESS OF VIOLATION:	}	
13588 Tamiami Trl	}	
North Port, FL	}	
PARCEL ID.: 0997000712	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *November 07, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on January 25, 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 **October 23, 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 **January 25, 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.

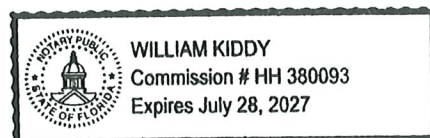

HEATHER FAUST, City Clerk

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 3912 ULMAN AVE NORTH PORT FL 34286-6925.

DATED: November 9, 2023


SERVER – CITY OF NORTH PORT





**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
WOODROW A STEWART	}	
Respondent(s)	}	CASE NO.: 23-4576
	}	
ADDRESS OF VIOLATION:	}	
13588 TAMIAMI TRL	}	
NORTH PORT, FL	}	
PARCEL ID.: 0997000712	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated October 23, 2023, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

10/17/2023, 3:23:31 PM CCUMMINGS ** DEBRIS Grass not mowed for many weeks; more than 1 foot high. Also, trash and junk tossed in the front yard and an apparently abandoned yard waste trailer. Q: What is your first name? A: Ron Q: What is your last name? A: Ziegler Q: What is your phone number? A: 941-615-7616 Q: What is your email address? A: rziegler8@yahoo.com Q: Please provide a brief description of the issue. A: Grass not mowed for many weeks; more than 1 foot high. Also, trash and junk tossed in the front yard and an apparently abandoned yard waste trailer.

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris consisting miscellaneous junk items tossed in front yard and an abandoned yard waste trailer.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

10/18/2023, 8:17:07 AM DGRANDT Debris on right side of property. Consisting of miscellaneous debris. Can't really tell what it is. Also a broken down car on right side of property. 10/24/2023, 11:44:51 AM DGRANDT POP 11/7/2023, 9:22:25 AM DGRANDT Property is still in violation. Disabled car parked in right side property line. Debris has been removed.

DATED: November 07, 2023



DAVE GRANDT
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

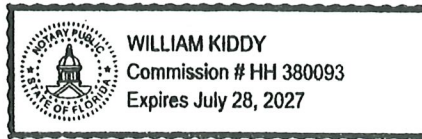
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 7 day of Nov 2023, by DAVE GRANDT.



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**

WOODROW A STEWART
3912 ULMAN AVE
NORTH PORT, FL 34286-6925

DATE: October 23, 2023

PSI CASE NO.: 23-4576
REAL PROPERTY ADDRESS: 13588 TAMIAMI TRL, NORTH PORT, FL
LOT 12 BLK 7 PORT CHARLOTTE SUB PARCEL ID #: 0997000712
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

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris consisting miscellaneous junk items tossed in front yard and an abandoned yard waste trailer.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from 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:

DAVE GRANDT
Inspector
Neighborhood Development Services
e-mail: dgrandt@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
WOODROW A STEWART }
Respondent(s) }
ADDRESS OF VIOLATION: }
13588 TAMIAMI TRL }
North Port, FL }
PARCEL ID.: # 0997000712 }

CASE NO.: 23-4576

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On Jan 12, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated November 07, 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 3912 ULMAN AVE NORTH PORT FL 34286-6925, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jan 25 2023

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 25 day of Jan 2023, by William Kiddy.

Notary Public - State of Florida

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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

\$ _____

To

\$ _____

Se

St

City

CE WK 23-4576

WOODROW A STEWART

3912 ULMAN AVE

NORTH PORT FL 34286-6925



9589 0710 5270 0167 0266 23



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
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ADDRESS OF VIOLATION:	}	
13588 TAMIAMI TRL	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0997000712	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned, CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

AFFIDAVIT OF POSTING

On Nov 14, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 13588 TAMIAMI TRL, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Nov 14 2023



DAVE GRANDT, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14 day of Nov 2023 by DAVE GRANDT.



Notary Public - State of Florida

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0997000712

Ownership:

STEWART WOODROW A
 3912 ULMAN AVE, NORTH PORT, FL, 34286
Situs Address:
 13588 S TAMIAMI TRL NORTH PORT, FL, 34287

Land Area: 12,052 Sq.Ft.

Municipality: City of North Port
Subdivision: 1465 - PORT CHARLOTTE SUB
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 31-39S-21E
Census: 121150027231
Zoning: CRL - COMM REDEVELOP LOW DENSITY NP
Total Living Units: 1
Parcel Description: LOT 12 BLK 7 PORT CHARLOTTE SUB

Buildings

<u>Situs - click address for building details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
13588 S TAMIAMI TRL NORTH PORT, FL, 34287	1	3	1	0	1959	1994	1,786	1,543	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	Patio - concrete or Pavers	220	SF	2000
2	1	Garage Detached	288	SF	2000

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	\$61,100	\$115,000	\$4,700	\$180,800	\$97,946	\$0	\$97,946	\$82,854
2022	\$35,800	\$100,900	\$8,600	\$145,300	\$77,669	\$0	\$77,669	\$67,631
2021	\$29,500	\$81,000	\$7,000	\$117,500	\$70,608	\$0	\$70,608	\$46,892
2020	\$32,300	\$75,600	\$7,200	\$115,100	\$64,189	\$0	\$64,189	\$50,911
2019	\$28,900	\$64,300	\$6,800	\$100,000	\$58,354	\$0	\$58,354	\$41,646
2018	\$22,500	\$59,000	\$4,700	\$86,200	\$48,364	\$0	\$48,364	\$37,836
2017	\$14,400	\$49,400	\$1,700	\$65,500	\$43,967	\$0	\$43,967	\$21,533
2016	\$8,000	\$46,900	\$1,500	\$56,400	\$39,970	\$0	\$39,970	\$16,430
2015	\$7,000	\$37,300	\$1,400	\$45,700	\$36,336	\$0	\$36,336	\$9,364
2014	\$6,800	\$31,000	\$1,400	\$39,200	\$33,033	\$0	\$33,033	\$6,167

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

There are no exemptions associated with this parcel. File for Homestead Exemption

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>
12/3/2009	\$100	2009150067	11	STEWART,DONNA MARIE J	QC
3/16/2005	\$159,000	2005076195	01	VUKOVIC,BESSIE P	WD
6/4/1999	\$35,000	1999077489	01	MILLER RONALD C & JANET B	WD
3/22/1991	\$100	2290/1585	11	MILLER LOTTIE I LYTER	QC

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 11/6/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0386F	OUT	OUT	X500	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.

