



**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. }  
PATRICIA A LEGER TRUST }  
PATRICIA A LEGER }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
1118 Ensley Ct }  
North Port, FL }  
PARCEL ID.: 1008254907 }

CASE NO.: 23-134  
CERTIFIED MAIL NO.: 70223330000077968043

**NOTICE OF CONTINUANCE**

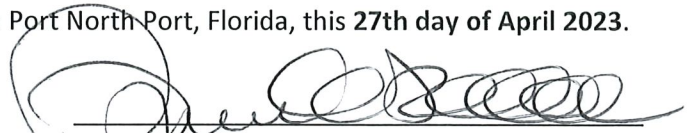
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **April 27, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

**ORDERED** that this cause be rescheduled from **April 27, 2023**, to **May 25, 2023, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

**Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.**

Respondent shall provide the completed form to the **Code Enforcement Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or FAX TO **(941) 429-7195**. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager will result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

**DONE and ORDERED**, for the City of North Port North Port, Florida, this **27th day of April 2023**.

  
JAMES E. TOALE  
HEARING OFFICER

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to **1118 ENSLEY CT NORTH PORT FL 34288-3306** this 2 day of **May 2023**.

  
SERVER - CITY OF NORTH PORT





# CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

Telephone: (941) 429-7186 Fax: (941) 429-7195

## REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-134

Parcel ID No.: 1008254907

TODAY'S DATE: \_\_\_\_\_

REAL PROPERTY ADDRESS: 1118 ENSLEY CT  
(Location of Violation)

PROPERTY OWNER: PATRICIA A LEGER TRUST, PATRICIA A LEGER

COMPANY NAME: \_\_\_\_\_

CURRENT MAILING ADDRESS: 1118 ENSLEY CT NORTH PORT FL 34288-3306

TELEPHONE NUMBER(S): (\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ DAY

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ EVENING

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ CELL

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ FAX

E-MAIL ADDRESS: *(Optional)* \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Enforcement Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
PATRICIA A LEGER TRUST }  
PATRICIA A LEGER }  
Respondent(s) }

CASE NO.: 23-134

ADDRESS OF VIOLATION: }  
1118 ENSLEY CT }  
North Port, FL }  
PARCEL ID.: # 1008254907 }

**AFFIDAVIT OF MAILING AND POSTING**


STATE OF FLORIDA :  
: ss  
COUNTY OF SARASOTA :

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

On May 12, 2023, the Respondent(s) was served with a NOTICE OF CONTINUANCE dated April 27, 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 1118 ENSLEY CT NORTH PORT FL 34288-3306, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** May 12 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 12<sup>th</sup> day of May 2023, by William Kiddy.

  
\_\_\_\_\_  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_



7022 3330 0000 7796 8043

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

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

\$

Tc

**CE WK 23-134**

**PATRICIA A LEGER TRUST**

**PATRICIA A LEGER**

**1118 ENSLEY CT**

**NORTH PORT FL 34288-3306**



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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>PATRICIA A LEGER TRUST</b>	}	
<b>PATRICIA A LEGER</b>	}	
Respondent(s)	}	CASE NO.: 23-134
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>1118 ENSLEY CT</b>	}	
<b>NORTH PORT, FL.</b>	}	
<b>PARCEL ID.: 1008254907</b>	}	

**STATE OF FLORIDA** :  
: ss  
**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On May 3, 2023 the Respondent(s) was served with a NOTICE OF CONTINUANCE by posting said Notice at 1118 ENSLEY CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** May 3 2023

  
HENLEY LEE BURTON, Affiant  
Neighborhood 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 3 day of May 2023 by HENLEY LEE BURTON.

  
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.	}	
PATRICIA A LEGER TRUST	}	
PATRICIA A LEGER (TTEE)	}	
Respondent(s)	}	CASE NO.: 23-134
	}	CERTIFIED MAIL NO.: 70222410000235445650
ADDRESS OF VIOLATION:	}	
1118 Ensley Ct	}	
North Port, FL	}	
PARCEL ID.: 1008254907	}	

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 13, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on April 27, 2023**, 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 *January 12, 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 **April 27, 2023**, 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.

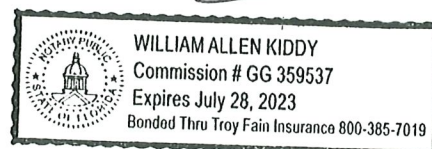
  
HEATHER FAUST, City Clerk

**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 1118 ENSLEY CT NORTH PORT FL 34288-3306.

**DATED:** February 16, 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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>PATRICIA A LEGER TRUST</b>	}	
<b>PATRICIA A LEGER (TTEE)</b>	}	
Respondent(s)	}	CASE NO.: 23-134
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>1118 ENSLEY CT</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 1008254907	}	

**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 January 12, 2023, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Property Standards Division:

1/10/2023, 9:49:43 AM HBURTON Homeowner has accumulation of debris throughout property consisting of trash, trash containers and miscellaneous items Homeowner has improperly stored solid waste containers in front yard

(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 miscellaneous debris throughout the property

**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.



**Violation Description**

Chapter 62-50, North Port City Code Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

**Violation Text**

Solid waste containers improperly stored in front yard, and must be stored behind the front plane of the home.

**Violation Corrective Action**

Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.

(3) Field Inspection Notes:  
posted on property homeowner is still in violation

DATED: February 13, 2023

HENLEY LEE BURTON  
Inspector  
Neighborhood 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 February 2023, by HENLEY LEE BURTON.

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**

PATRICIA A LEGER TRUST  
PATRICIA A LEGER  
1118 ENSLEY CT  
NORTH PORT, FL 34288-3306

**DATE:** January 12, 2023

PSI CASE NO.: 23-134  
REAL PROPERTY ADDRESS: 1118 ENSLEY CT, NORTH PORT, FL  
LOTS 7 & 8 BLK 2549 51ST ADD TO PORT CHARLOTTE PARCEL ID #: 1008254907  
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 miscellaneous debris throughout the property

**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.

**Violation Description**

Chapter 62-50, North Port City Code Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

**Violation Text**

Solid waste containers improperly stored in front yard and must be stored behind the front plane of the home.

**Violation Corrective Action**

Container(s) must be moved to proper storage location within three (3) 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:***

HENLEY LEE BURTON  
Inspector  
Neighborhood Development Services  
e-mail: [hburton@northportfl.gov](mailto:hburton@northportfl.gov)



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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
PATRICIA A LEGER TRUST }  
PATRICIA A LEGER (TTEE) }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
1118 ENSLEY CT }  
North Port, FL }  
PARCEL ID.: # 1008254907 }

CASE NO.: 23-134

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA :  
: SS  
COUNTY OF SARASOTA :

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

On April 14, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 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 1118 ENSLEY CT NORTH PORT FL 34288-3306, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** April 14 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 14<sup>th</sup> day of April 2023, by William Kiddy.

  
\_\_\_\_\_  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
PATRICIA A LEGER TRUST	}	
PATRICIA A LEGER (TTEE)	}	
Respondent(s)	}	CASE NO.: 23-134
ADDRESS OF VIOLATION:	}	
1118 ENSLEY CT	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1008254907	}	

STATE OF FLORIDA :  
 : SS  
 COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On <sup>MARCH</sup> April 29, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1118 ENSLEY CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** <sup>MARCH</sup> April 29 2023

  
 HENLEY LEE BURTON, Affiant  
 Neighborhood 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 <sup>MARCH</sup> 29 day of ~~April~~ <sup>March</sup> 2023 by HENLEY LEE BURTON.

  
 Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
 Type of Identification Produced \_\_\_\_\_





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**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

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**CE WK 23-134**

**PATRICIA A LEGER TRUST**

**PATRICIA A LEGER**

**1118 ENSLEY CT**

**NORTH PORT FL 34288-3306**



7022 2410 0002 3544 5650

23-134



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1008254907**

<b>Ownership:</b> PATRICIA A LEGER TRUST LEGER PATRICIA A (TTEE) 1118 ENSLEY CT, NORTH PORT, FL, 34288-3306	<b>Land Area:</b> 30,830 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1799 - PORT CHARLOTTE SUB 51 <b>Property Use:</b> 0100 - Single Family Detached
<b>Situs Address:</b> 1118 ENSLEY CT NORTH PORT, FL, 34288	<b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 36-39S-21E <b>Census:</b> 121150027421 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY
	<b>Total Living Units:</b> 1 <b>Parcel Description:</b> LOTS 7 & 8 BLK 2549 51ST 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
1118 ENSLEY CT NORTH PORT, FL, 34288	1	3	2	0	1998	2003	2,452	1,672	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	608	SF	1998
2	1	Garage Detached	1400	SF	2004
3	1	Patio - concrete or Pavers	296	SF	1998
4	1	Swimming Pool	312	SF	1998

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2022	\$40,600	\$222,700	\$78,800	\$342,100	\$165,359	\$50,500	\$114,859	\$176,741
2021	\$15,500	\$155,500	\$61,400	\$232,400	\$160,543	\$50,500	\$110,043	\$71,857
2020	\$14,100	\$146,000	\$64,800	\$224,900	\$158,326	\$50,000	\$108,326	\$66,574
2019	\$18,700	\$147,200	\$56,300	\$222,200	\$154,766	\$50,000	\$104,766	\$67,434
2018	\$17,600	\$141,900	\$44,800	\$204,300	\$151,880	\$50,000	\$101,880	\$52,420
2017	\$8,700	\$128,300	\$42,100	\$179,100	\$148,756	\$50,000	\$98,756	\$30,344
2016	\$9,200	\$125,100	\$40,500	\$174,800	\$145,696	\$50,000	\$95,696	\$29,104
2015	\$7,200	\$112,600	\$40,800	\$160,600	\$144,683	\$50,000	\$94,683	\$15,917
2014	\$6,500	\$102,700	\$37,600	\$146,800	\$143,535	\$50,000	\$93,535	\$3,265
2013	\$9,400	\$91,700	\$46,000	\$147,100	\$141,414	\$50,000	\$91,414	\$5,686

**Current Exemptions**

Grant Year	Value
2004	\$25,000.00
2021	\$5,000.00
2004	\$25,000.00

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/23/2020	\$100	2021021921	11	LEGER PATIRICA A	WD
5/30/2003	\$155,000	2003110822	01	SMITH MICHAEL G	WD
4/23/1998	\$119,200	3106/1903	01	ALLSTATE BUILDERS OF SW FL INC	WD
4/16/1997	\$140,000	2963/1363	X2	ATLANTIC GULF COMMUNITIES CORP	WD
7/24/1995	\$100	2765/1596	X2	N C N B NATIONAL BANK	TR

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/6/2023

**FEMA Flood Zone (Data provided by Sarasota County Government as of 2/6/2023)**  
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0391F	OUT	IN	AE	120279		OUT
0391F	OUT	OUT	X500	120279		OUT
0391F	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.

