



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
ALEKSEY & NATALIYA GROSHEV }
Respondent(s) }
ADDRESS OF VIOLATION: }
4213 Grobe St }
North Port, FL }
PARCEL ID.: 0995194307 }

CASE NO.: 23-5193
CERTIFIED MAIL NO.: 9589071052700187022625

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), Aleksey & Nataliya Groshev, own(s) the property commonly known as, 4213 Grobe St North Port, Sarasota County, Florida (LOT 7 BLK 1943 41ST ADD TO PORT CHARLOTTE , 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 December 13, 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:

59-1 (b)(1), North Port City Code, Prohibited parking.
(Vehicles on this property are not parked on an improved surface.)

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 **Vehicle(s) must be removed or follow allowed parking requirements.**

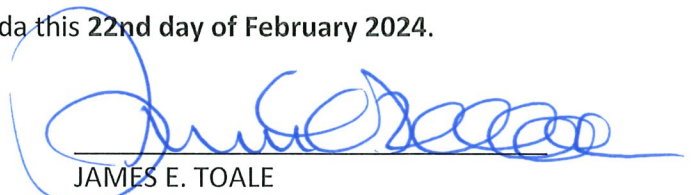
6. If Respondent(s) fail(s) to correct the violation(s) by **March 18th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day for North Port City Code, beginning March 19th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 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

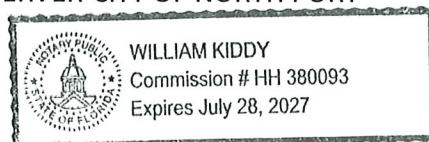
CERTIFICATE OF SERVICE

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 **4213 Grobe St North Port FL 34287-1953**.

DATED: February 26, 2024.



SERVER-CITY OF NORTH PORT



9589 0710 5270 0187 0226 25

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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):	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total	\$
Serial	
Street	
City	

ALEKSEY & NATALIYA GROSHEV
4213 GROBE ST
NORTH PORT FL 34287-1953



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.	}	
ALEKSEY & NATALIYA GROSHEV	}	
Respondent(s)	}	CASE NO.: 23-5193
	}	
ADDRESS OF VIOLATION:	}	
4213 GROBE ST	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0995194307	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Feb 26, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4213 GROBE ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 2024



 DAVE GRANDT, Affiant
 Development Services

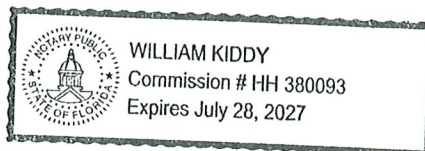
STATE OF FLORIDA
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26 day of Feb 2024 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 0995194307

Ownership: GROSHEV ALEKSEY GROSHEV NATALIYA 4213 GROBE ST, NORTH PORT, FL, 34287-1953 Situs Address: 4213 GROBE ST NORTH PORT, FL, 34287	Land Area: 6,500 Sq.Ft. Municipality: City of North Port Subdivision: 1631 - PORT CHARLOTTE SUB 41 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 30-39S-21E Census: 121150027213 Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 7 BLK 1943 41ST ADD TO PORT CHARLOTTE
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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>
4213 GROBE ST NORTH PORT, FL, 34287	1	3	1	0	1964	1994	2,592	1,820	1

Extra Features

There are no extra features associated with this parcel

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	\$31,700	\$162,400	\$0	\$194,100	\$59,102	\$34,102	\$25,000	\$134,998
2022	\$29,600	\$141,400	\$0	\$171,000	\$57,381	\$32,381	\$25,000	\$113,619
2021	\$14,600	\$119,400	\$0	\$134,000	\$55,710	\$30,710	\$25,000	\$78,290
2020	\$13,700	\$118,600	\$0	\$132,300	\$54,941	\$29,941	\$25,000	\$77,359
2019	\$11,400	\$110,100	\$0	\$121,500	\$53,706	\$28,706	\$25,000	\$67,794
2018	\$11,100	\$87,500	\$300	\$98,900	\$44,565	\$25,000	\$19,565	\$54,335
2017	\$6,100	\$76,400	\$300	\$82,800	\$43,648	\$25,000	\$18,648	\$39,152
2016	\$3,900	\$65,800	\$300	\$70,000	\$42,750	\$25,000	\$17,750	\$27,250
2015	\$3,500	\$54,600	\$300	\$58,400	\$42,453	\$25,000	\$17,453	\$15,947
2014	\$3,500	\$52,600	\$200	\$56,300	\$42,116	\$25,000	\$17,116	\$14,184

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

<u>Grant Year</u>	<u>Value</u>
2002	\$10,875.00
2002	\$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>
6/29/1999	\$58,000	1999100249	01	BOROJEVIC MIKE & JUANITA	WD
9/16/1997	\$60,000	3030772	01	VUJISIC BRANISLAV	WD
8/23/1991	\$30,000	2324683	01	HAMLIN WILLIAM G	WD
12/26/1989	\$100	21762397	11	HAMLIN WILLIAM G	WD
6/29/1989	\$21,200	213771902	01	HAMLIN WILLIAM G	WD
6/1/1986	\$29,500	1873/1422	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.

<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>
0370F	OUT	OUT	X500	120279		OUT
0370F	OUT	OUT	X	120279		OUT
0370F	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.





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.	}	
ALEKSEY & NATALIYA GROSHEV	}	
Respondent(s)	}	CASE NO.: 23-5193
	}	CERTIFIED MAIL NO.: 9589071052700422905072
ADDRESS OF VIOLATION:	}	
4213 Grobe St	}	
North Port, FL	}	
PARCEL ID.: 0995194307	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 27, 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 *December 13, 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.

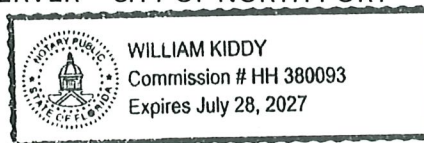
For  _____
HEATHER FAUST, City Clerk

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 4213 GROBE ST NORTH PORT FL 34287-1953.

DATED: December 28, 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.	}	
ALEKSEY & NATALIYA GROSHEV	}	
Respondent(s)	}	CASE NO.: 23-5193
	}	
ADDRESS OF VIOLATION:	}	
4213 GROBE ST	}	
NORTH PORT, FL	}	
PARCEL ID.: 0995194307	}	

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 December 13, 2023, by first class mail, a copy of which is attached.

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

12/4/2023, 9:20:56 AM DGRANDT Improper parking of vehicles. Vehicles not on improved surface.

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

Violation Description

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that:

- a. The vehicle is parked in the direction of traffic;
- b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians;
- c. The vehicle can be parked and moved without causing damage to the public right-of-way; and
- d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Vehicles on this property are not parked on an improved surface.

Violation Corrective Action

Vehicle(s) must be removed from the public right-of-way immediately.

* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

(3) Field Inspection Notes:

12/4/2023, 9:21:58 AM DGRANDT Courtesy notice left on property. 12/12/2023, 8:51:16 AM DGRANDT Property is still in violation. Per Alexia 941.740.7929 owner violation has been corrected 12/27/2023, 9:42:27 AM DGRANDT Property is still in violation.

DATED: December 27, 2023



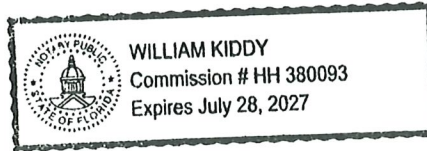
DAVE GRANDT
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 27 day of Dec 2023, by DAVE GRANDT.


Notary Public - State of Florida

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**

ALEKSEY GROSHEV
NATALIYA GROSHEV
4213 GROBE ST
NORTH PORT, FL 34287-1953

DATE: December 13, 2023

PSI CASE NO.: 23-5193
REAL PROPERTY ADDRESS: 4213 GROBE ST, NORTH PORT, FL
LOT 7 BLK 1943 41ST ADD TO PORT CHARLOTTE PARCEL ID #: 0995194307
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

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Vehicles on this property are not parked on an improved surface.

Violation Corrective Action

Vehicle(s) must be removed from the public right-of-way immediately. * Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

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

9589 0710 5270 0422 9050 72

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

MD

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 \$

DEC 28 2023

Postmark
Here

Postage

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To

CE WK 23-5193

\$

St

ALEKSEY & NATALIYA GROSHEV

\$

St

4213 GROBE ST

City

NORTH PORT FL 34287-1953

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



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

CITY OF NORTH PORT, FLORIDA }
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ALEKSEY & NATALIYA GROSHEV }
Respondent(s) }
ADDRESS OF VIOLATION: }
4213 GROBE ST }
North Port, FL }
PARCEL ID.: # 0995194307 }

CASE NO.: 23-5193

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 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 4213 GROBE ST NORTH PORT FL 34287-1953, 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 _____





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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STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Dec 28, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4213 GROBE ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Dec 28 2023



DAVE GRANDT, Affiant
Development Services

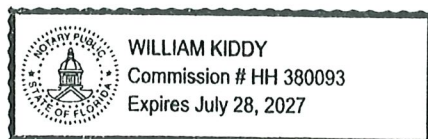
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 28 day of Dec 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 0995194307

Ownership: GROSHEV ALEKSEY GROSHEV NATALIYA 4213 GROBE ST, NORTH PORT, FL, 34287-1953 Situs Address: 4213 GROBE ST NORTH PORT, FL, 34287	Land Area: 6,500 Sq.Ft. Municipality: City of North Port Subdivision: 1631 - PORT CHARLOTTE SUB 41 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 30-39S-21E Census: 121150027213 Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 7 BLK 1943 41ST ADD TO PORT CHARLOTTE
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Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
4213 GROBE ST NORTH PORT, FL, 34287	1	3	1	0	1964	1994	2,592	1,820	1

Extra Features

There are no extra features associated with this parcel

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	\$31,700	\$162,400	\$0	\$194,100	\$59,102	\$34,102	\$25,000	\$134,998
2022	\$29,600	\$141,400	\$0	\$171,000	\$57,381	\$32,381	\$25,000	\$113,619
2021	\$14,600	\$119,400	\$0	\$134,000	\$55,710	\$30,710	\$25,000	\$78,290
2020	\$13,700	\$118,600	\$0	\$132,300	\$54,941	\$29,941	\$25,000	\$77,359
2019	\$11,400	\$110,100	\$0	\$121,500	\$53,706	\$28,706	\$25,000	\$67,794
2018	\$11,100	\$87,500	\$300	\$98,900	\$44,565	\$25,000	\$19,565	\$54,335
2017	\$6,100	\$76,400	\$300	\$82,800	\$43,648	\$25,000	\$18,648	\$39,152
2016	\$3,900	\$65,800	\$300	\$70,000	\$42,750	\$25,000	\$17,750	\$27,250
2015	\$3,500	\$54,600	\$300	\$58,400	\$42,453	\$25,000	\$17,453	\$15,947
2014	\$3,500	\$52,600	\$200	\$56,300	\$42,116	\$25,000	\$17,116	\$14,184

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

<u>Grant Year</u>	<u>Value</u>
2002	\$9,102.00
2002	\$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>
6/29/1999	\$58,000	1999100249	01	BOROJEVIC MIKE & JUANITA	WD
9/16/1997	\$60,000	3030/72	01	VUJISIC BRANISLAV	WD
8/23/1991	\$30,000	2324/683	01	HAMLIN WILLIAM G	WD
12/26/1989	\$100	2176/2397	11	HAMLIN WILLIAM G	WD
6/29/1989	\$21,200	2137/1902	01	HAMLIN WILLIAM G	WD
6/1/1986	\$29,500	1873/1422	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/26/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 12/25/2023)
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>
0370F	OUT	OUT	X500	120279		OUT
0370F	OUT	OUT	X	120279		OUT
0370F	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.

