



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

**CITY OF NORTH PORT, FLORIDA**

}

Petitioner,

}

vs.

}

**KOZIOLA MARCIN**

}

Respondent(s)

}

CASE NO.: CECASE-25-02783

**ADDRESS OF VIOLATION:**

}

3857 INAGUA AVE NORTH PORT, FL, 34286-4286

}

Parcel ID.: 0965050003

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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

**AFFIDAVIT OF POSTING**

On 12/17/2025 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 3857 INAGUA AVE NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 01/02/2026

**Tony Brehon, 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 2nd day of January, 2026 by Tony Brehon.

**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**

**HEARING OFFICER**

|                                            |   |                                  |
|--------------------------------------------|---|----------------------------------|
| <b>CITY OF NORTH PORT, FLORIDA</b>         | } |                                  |
| Petitioner,                                | } |                                  |
| vs.                                        | } |                                  |
| <b>KOZIOLA MARCIN</b>                      | } |                                  |
| Respondent(s)                              | } | <b>CASE NO.: CECASE-25-02783</b> |
| <b>ADDRESS OF VIOLATION:</b>               | } | <b>CERTIFIED MAIL NO.:</b>       |
| 3857 INAGUA AVE NORTH PORT, FL, 34286-4286 | } |                                  |
| Parcel ID.: 0965050003                     | } |                                  |

**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 12/11/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), KOZIOLA MARCIN, own(s) the property commonly known as 3857 INAGUA AVE, North Port, Sarasota County, Florida LOT 3 BLK 500 11TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated 08/27/2025.
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:
  - . Accessory structures - Exterior Property Areas | 302.7 IPMC

Fence falling down.

***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
  - Make necessary repair(s) and maintenance to accessory structures. \*In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.
6. If Respondent(s) fail(s) to correct the violation(s) by **January 5, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **01/06/2026**, 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 \$1000, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **01/22/2026 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 Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:***

**Code Enforcement Division Manager**

4970 City Hall Boulevard

North Port, FL 34286-4100

ceinfo@northportfl.gov

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

***DONE AND ORDERED***, for the City of North Port, Florida this 11th day of December, 2025.

Signed by:

*James Toale*

B45087F0EE124AB...

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 3857 INAGUA AVE NORTH PORT, FL 34286-7488.

Signed by:

*Trysta Lynn Cassell*

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

COS Date: 12/16/2025



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

MARCIN KOZIOLA

Respondent(s)

CASE NO.: CECASE-25-02783

**ADDRESS OF VIOLATION:**

3857 Inagua Ave

North Port, FL 34286

PARCEL ID.: 0965050003

**AFFIDAVIT OF MAILING AND POSTING**

**STATE OF FLORIDA** :

: ss

**OF SARASOTA** :

The undersigned Trysta Cassell, upon his/her Trysta Cassell oath, deposes and says:

On 11/25/2025, the Respondent(s) was served with a Notice of Mandatory Hearing 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 3857 INAGUA AVE, NORTH PORT, FL 34286-7488 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: December 02, 2025.

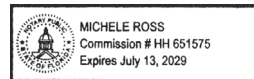
Trysta Cassell, Affiant

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 02 day of DECEMBER 2025, by Trysta Cassell.

Michele Ross - 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 0965050003

### Ownership:

KOZIOLA MARCIN

3857 INAGUA AVE, NORTH PORT, FL, 34286-7488

### Situs Address:

3857 INAGUA AVE NORTH PORT, FL, 34286

**Land Area:** 10,106 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1534 - PORT CHARLOTTE SUB 11

**Property Use:** 0100 - Single Family Detached

**Status:** OPEN

**Sec/Twp/Rge:** 15-39S-21E

**Census:** 121150027402

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOT 3 BLK 500 11TH ADD TO PORT CHARLOTTE

## 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> |
|-------------------------------------------------------|---------------|-------------|--------------|-------------------|-------------------|---------------------|-------------------|--------------------|----------------|
| <a href="#">3857 INAGUA AVE NORTH PORT, FL, 34286</a> | 1             | 3           | 2            | 0                 | 2002              | 2007                | 2,557             | 1,509              | 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> |
|-------------|-------------|-----------------|----------------------|-------------|-----------------|-------------------|----------------|------------|
| 2025        | \$20,000    | \$194,500       | \$0                  | \$214,500   | \$92,826        | \$50,722          | \$42,104       | \$121,674  |
| 2024        | \$19,000    | \$207,800       | \$0                  | \$226,800   | \$90,210        | \$50,000          | \$40,210       | \$136,590  |
| 2023        | \$20,200    | \$230,900       | \$0                  | \$251,100   | \$83,683        | \$50,000          | \$33,683       | \$167,417  |
| 2022        | \$21,000    | \$217,600       | \$0                  | \$238,600   | \$85,146        | \$50,000          | \$35,146       | \$153,454  |
| 2021        | \$10,200    | \$160,100       | \$0                  | \$170,300   | \$82,666        | \$50,000          | \$32,666       | \$87,634   |
| 2020        | \$9,200     | \$141,600       | \$0                  | \$150,800   | \$81,525        | \$50,000          | \$31,525       | \$69,275   |
| 2019        | \$9,200     | \$138,800       | \$0                  | \$148,000   | \$79,692        | \$50,000          | \$29,692       | \$68,308   |
| 2018        | \$8,600     | \$127,600       | \$500                | \$136,700   | \$78,206        | \$50,000          | \$28,206       | \$58,494   |
| 2017        | \$5,600     | \$124,900       | \$500                | \$131,000   | \$76,597        | \$50,000          | \$26,597       | \$54,403   |
| 2016        | \$5,200     | \$122,900       | \$500                | \$128,600   | \$75,022        | \$50,000          | \$25,022       | \$53,578   |

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

Homestead Property: Yes - [Notice to Buyers](#)

| <u>Grant Year</u> | <u>Value</u> |
|-------------------|--------------|
| 2010              | \$25,000.00  |
| 2010              | \$25,722.00  |

## 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> |
|----------------------|-------------------------------|--------------------------|---------------------------|------------------------------|------------------------|
| 3/23/2007            | \$162,000                     | 2007062194               | 01                        | GIPSON,EARL                  | WD                     |
| 3/28/2002            | \$100                         | 2002054173               | 11                        | AMERICAN DREAM BUILDERS INC, | WD                     |
| 3/26/2002            | \$4,000                       | 2002054172               | 01                        | SNYDER RUBY C,               | WD                     |
| 3/26/2002            | \$4,000                       | 2002054171               | 11                        | SNYDER KENNETH               | QC                     |
| 12/6/1993            | \$6,500                       | 2584/717                 | 15                        | N C N B NATIONAL BANK        | TR                     |
| 8/23/1989            | \$100                         | 2275/218                 | 11                        | GENERAL DEVELOPMENT          | WD                     |
| 6/1/1986             | \$0                           | 1866/1939                | X2                        |                              | NA                     |

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/11/2025

FEMA Flood Zone Information provided by Sarasota County Government

 Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

| <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> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|-------------|
| 0379F             | OUT             | OUT             | X                    | 120279           |                                  | OUT         |

\*\* 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.  
FEMA Flood Zone Data provided by Sarasota County Government as of 12/8/2025  
For general questions regarding the flood map, call (941) 861-5000.

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/16/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8347 1300 59

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 12/16/2025 14:41

ORIGINAL INTENDED RECIPIENT:

KOZIOLA MARCIN

3857 INAGUA AVE

NORTH PORT FL 34286-7488

Case Number: CECASE-25-02783

Parcel ID: 0965050003