



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.

}

RAYWOOD TRUST 11

}

Respondent(s)

}

CASE NO.: CECASE-26-01593

ADDRESS OF VIOLATION:

}

1778 RAYWOOD AVE NORTH PORT, FL, 34286-4286

}

Parcel ID.: 1006008508

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 06/17/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1778 RAYWOOD AVE NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 06/24/2026

Blake Via, 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 24th day of June, 2026 by Blake Via.

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
(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

RAYWOOD TRUST 11

PO BOX 521

ESTERO, FL 33929-0521

Respondent(s)

ADDRESS OF VIOLATION:

1778 Raywood Ave

North Port, FL 34286

PARCEL ID.: 1006008508

CASE NO.: CECASE-26-01593

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA

:

: ss

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 5/19/2026, by first class mail, a copy of which is attached.

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

House numbers being blocked.

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

Violation Description

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

Assigned numbers, (blocked).

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

Assigned Numbers (Blocked).

DATED: 6/10/2026

Blake Via

Blake Via
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 10th day of JUNE, 2026, by Blake Via.

Trysta Lynn Cassell

Trysta Cassell - *Notary Public - State of Florida*



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

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.



Matthew Powell
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at PO BOX 521 , ESTERO, FL 33929-0521.

DATED: June 16th, 2026.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is fluid and cursive, with the first name "Trysta" and last name "Cassell" clearly legible. It is positioned above a horizontal line.

Trysta Cassell – CITY OF NORTH PORT



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

CODE ENFORCEMENT HEARING

RAYWOOD TRUST 11
PO BOX 521
ESTERO, FL 33929-0521

CECASE-26-01593
Address of Violation
1778 RAYWOOD AVE
NORTH PORT, FL, 34286-4286
PARCEL ID.: 1006008508

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “CEInfo@northportfl.gov”.

Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at: www.northportfl.gov/cehearing

More information on Code Enforcement can be found at: www.northportfl.gov/code

Information on Building Permits can be found at: www.northportfl.gov/permitting



**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

RAYWOOD TRUST 11
PO BOX 521
ESTERO, FL 33929-0521

DATE: May 19, 2026

CASE NO.: CECASE-26-01593
REAL PROPERTY ADDRESS: 1778 Raywood Ave, North Port, FL 34286
LOT 8 BLK 85 7TH ADD TO PORT C
PARCEL ID: 1006008508
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

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

Assigned Numbers (Blocked).

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code 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:

Blake Via
Inspector
Neighborhood Development Services
e-mail: bvia@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1006008508

Ownership:

RAYWOOD TRUST 11

PO BOX 521, ESTERO, FL, 33929-0521

Situs Address:

1778 RAYWOOD AVE NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1525 - PORT CHARLOTTE SUB 07

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 35-39S-21E

Census: 121150027451

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 8 BLK 85 7TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<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>
1778 RAYWOOD AVE NORTH PORT, FL, 34286	1	3	2	0	1994	2009	2,273	1,562	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	Screened Enclosure	660	SF	1997
2	1	Patio - concrete or Pavers	372	SF	1997
3	1	Swimming Pool	288	SF	1997
4	1	Shed all walls	160	SF	1996

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	\$19,800	\$198,800	\$29,000	\$247,600	\$247,600	\$0	\$247,600	\$0
2024	\$19,500	\$147,500	\$34,300	\$201,300	\$193,017	\$0	\$193,017	\$8,283
2023	\$19,100	\$166,500	\$31,600	\$217,200	\$175,470	\$0	\$175,470	\$41,730
2022	\$20,600	\$212,100	\$34,100	\$266,800	\$199,118	\$0	\$199,118	\$67,682
2021	\$9,300	\$149,500	\$24,200	\$183,000	\$181,016	\$0	\$181,016	\$1,984
2020	\$8,900	\$141,500	\$26,300	\$176,700	\$164,560	\$0	\$164,560	\$12,140
2019	\$9,000	\$119,800	\$20,800	\$149,600	\$149,600	\$0	\$149,600	\$0
2018	\$9,200	\$122,100	\$19,100	\$150,400	\$142,897	\$0	\$142,897	\$7,503
2017	\$5,500	\$109,500	\$17,800	\$132,800	\$129,906	\$0	\$129,906	\$2,894
2016	\$5,100	\$108,700	\$17,000	\$130,800	\$130,800	\$0	\$130,800	\$0

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: No

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>
4/30/2018	\$100	2019009992	11	RAYWOOD TRUST 11	QC
1/1/2015	\$100	2015041546	11	HOWE TTEE MARILYN P	QC
11/30/2000	\$75,000	2000153992	X3	FAMILY MORTGAGE SVC CORP NO19,	WD
6/16/2000	\$100	2000081914	11	SWAILES, PAUL	CT
9/2/1994	\$4,000	2667/2094	03	FLORDIA GLOBAL HOMES INC	WD
8/17/1993	\$1,000	2541/2670	X3	ROYER CASSIE M	WD
5/2/1991	\$100	2294/2344	11	ROYER DONALD R	QC

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/1/1981	\$0	1572/1881	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/9/2026

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>
0391F	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 6/8/2026
For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/19/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8377 6058 17

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/19/2026 14:36

ORIGINAL INTENDED RECIPIENT:

RAYWOOD TRUST 11

PO BOX 521

ESTERO FL 33929-0521

Case Number: CECASE-26-01593

Parcel ID: 1006008508

DATE PRODUCED: 5/28/2026 2:06 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8377 6058 17

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

RAYWOOD TRUST 11

PO BOX 521

ESTERO, FL 33929-0521

The above information represents information provided by the United States Postal Service.

Return Reference Number:

Mailer: City of North Port

Date Produced: 05/28/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8377 6058 17. Our records indicate that this item was delivered on 05/27/2026 at 10:11 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH
PORT, FL 34286**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

RAYWOOD TRUST 11
PO BOX 521
ESTERO, FL 33929-0521



Customer Reference Number: C6842137.41921256



Return address:

CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286



Recipient address:

RAYWOOD TRUST 11
PO BOX 521
ESTERO, FL 33929-0521

MAILING DATE: 05/19/2026
DELIVERY DATE: 05/27/2026

USPS CERTIFIED MAIL



9214 8901 9403 8377 6058 17

USPS Tracking Label Number: 9214 8901 9403 8377 6058 17

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	05/19/2026 08:45
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	05/19/2026 14:36
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	05/20/2026 19:33
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	05/20/2026 20:48
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	05/21/2026 13:21
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	05/22/2026 08:03
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	05/22/2026 23:48
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	05/23/2026 01:41
VACANT	ESTERO,FL 33928	05/23/2026 09:36
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	05/24/2026 14:39
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/26/2026 14:11
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	05/27/2026 10:11

CASE NUMBER: CECASE-26-01593
PARCEL ID: 1006008508

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/16/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8328 8591 53

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/16/2026 14:29

ORIGINAL INTENDED RECIPIENT:

RAYWOOD TRUST 11

PO BOX 521

ESTERO FL 33929-0521

Case Number: CECASE-26-01593

Parcel ID: 1006008508

DATE PRODUCED: 6/24/2026 1:58 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8328 8591 53

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

RAYWOOD TRUST 11

PO BOX 521

ESTERO, FL 33929-0521

The above information represents information provided by the United States Postal Service.

Return Reference Number:

Mailer: City of North Port

Date Produced: 06/24/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8328 8591 53. Our records indicate that this item was delivered on 06/23/2026 at 10:12 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

RAYWOOD TRUST 11
PO BOX 521
ESTERO, FL 33929-0521



Customer Reference Number: C6918685.42386591



Return address:

CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286



Recipient address:

RAYWOOD TRUST 11
PO BOX 521
ESTERO, FL 33929-0521

MAILING DATE: 06/16/2026
DELIVERY DATE: 06/23/2026

USPS CERTIFIED MAIL



9214 8901 9403 8328 8591 53

USPS Tracking Label Number: 9214 8901 9403 8328 8591 53

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/16/2026 06:15
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/16/2026 14:29
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/17/2026 20:06
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/17/2026 21:21
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/18/2026 10:37
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/19/2026 18:07
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/20/2026 09:09
VACANT	ESTERO,FL 33928	06/20/2026 11:24
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/20/2026 23:45
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/22/2026 13:39
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/23/2026 00:22
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	06/23/2026 10:12

CASE NUMBER: CECASE-26-01593
PARCEL ID: 1006008508