



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

ALLIED NORTH CONSTRUCTION CORP

Respondent(s)

ADDRESS OF VIOLATION:

2591 Verde Ter

North Port, FL

PARCEL ID.: 0985023722

CASE NO.: 24-246

CERTIFIED MAIL NO.: 9589071052700187029648

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 April 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), Allied North Construction Corp, own(s) the property commonly known as, 2591 Verde Ter North Port, Sarasota County, Florida (LOT 22 BLK 237 8TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector NATHAN LONG served the Respondent(s) a NOTICE OF VIOLATION, dated January 31, 2024.
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:
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris
(Accumulation of debris on this construction site consisting of miscellaneous trash items that are overflowing from the dumpster.)

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 Any/all debris on construction site must be contained and or removed from the site.

6. If Respondent(s) fail(s) to correct the violation(s) by May 20th, 2024, RESPONDENT MAY BE ASSESSED THE SUM OF \$25.00 per day for Unified Land Development Code, beginning May 21st, 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 \$2,000.00, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for *May 23rd, 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 April 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 11301 S DIXIE HWY PO BOX 566056 MIAMI FL 33256.

DATED: April 26, 2024.

SERVER-CITY OF NORTH PORT





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.

ALLIED NORTH CONSTRUCTION CORP

Respondent(s)

CASE NO.: 24-246

ADDRESS OF VIOLATION:

2591 VERDE TER

NORTH PORT, FL.

PARCEL ID.: 0985023722

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Apr 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2591 VERDE TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 29 2024

NATHAN LONG, Affiant
Development Services

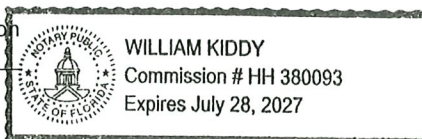
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29 day of Apr 2024 by NATHAN LONG.

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 0985023722

Ownership:

ALLIED NORTH CONSTRUCTION CORP
 11301 S DIXIE HWY PO BOX 566056, MIAMI, FL, 33256
Situs Address:
 2591 VERDE TER NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1526 - PORT CHARLOTTE SUB 08

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 25-39S-21E

Census: 121150027452

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 22 BLK 237 8TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

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. ①</u>
2023	\$14,600	\$0	\$0	\$14,600	\$14,600	\$0	\$14,600	\$0
2022	\$15,000	\$0	\$0	\$15,000	\$15,000	\$0	\$15,000	\$0
2021	\$6,600	\$0	\$0	\$6,600	\$6,600	\$0	\$6,600	\$0
2020	\$6,900	\$0	\$0	\$6,900	\$6,413	\$0	\$6,413	\$487
2019	\$6,200	\$0	\$0	\$6,200	\$5,830	\$0	\$5,830	\$370
2018	\$5,300	\$0	\$0	\$5,300	\$5,300	\$0	\$5,300	\$0
2017	\$5,400	\$0	\$0	\$5,400	\$4,840	\$0	\$4,840	\$560
2016	\$5,100	\$0	\$0	\$5,100	\$4,400	\$0	\$4,400	\$700
2015	\$4,000	\$0	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
2014	\$3,900	\$0	\$0	\$3,900	\$3,630	\$0	\$3,630	\$270

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.

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>
11/12/2021	\$21,000	2021227996	01	MC GARVEY DAYLE M	WD
1/9/2014	\$0	2014003479	11	MYER MARLENE F EST OF	OT
12/26/1986	\$100	2485/2843	11	KNIPFEL ROBERT CHARLES	OT
8/1/1975	\$0	1091/1028	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/24/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/22/2024)
 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>
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.





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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

ALLIED NORTH CONSTRUCTION CORP

Respondent(s)

ADDRESS OF VIOLATION:

2591 Verde Ter

North Port, FL

PARCEL ID.: 0985023722

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CASE NO.: 24-246

CERTIFIED MAIL NO.: 9589071052700187024537

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 13, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on April 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 *January 31, 2024*, 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 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.

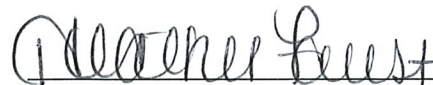
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 Compliance 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.

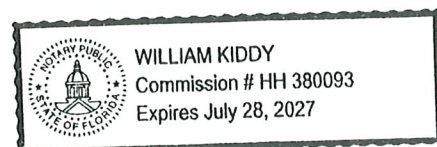

HEATHER FAUST, City Clerk

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 11301 S DIXIE HWY PO BOX 56605 MIAMI FL 33256.

DATED: February 14, 2024


SERVER – CITY OF NORTH PORT





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
ALLIED NORTH CONSTRUCTION CORP	}	
Respondent(s)	}	CASE NO.: 24-246
	}	
ADDRESS OF VIOLATION:	}	
2591 VERDE TER	}	
NORTH PORT, FL	}	
PARCEL ID.: 0985023722	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned CODE COMPLIANCE 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 31, 2024, by first class mail, a copy of which is attached.

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

1/22/2024, 2:40:38 PM CCUMMINGS Dumpster on this construction site is overflowing. Angie westorphe 231-920-6399

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

Violation Description

33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides

Violation Text

Accumulation of debris on this construction site consisting of miscellaneous trash items that are overflowing from the dumpster.

Violation Corrective Action

Any/all debris on construction site must be contained and or removed from the site with ten (10) days of the date of this Notice.

(3) Field Inspection Notes:

1/30/2024, 3:13:25 PM NLONG Dumpster overflowing trash. Therefore, there's debris laying around on the ground. 1/30/2024, 3:14:12 PM NLONG 2/1/2024, 1:29:29 PM NLONG Pop 2/13/2024, 10:35:11 AM NLONG Still in violation. Looks like people are starting to use this as a dump site. 2/13/2024, 10:37:10 AM NLONG

DATED: February 13, 2024



NATHAN LONG
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 13 day of Feb 2024, by NATHAN LONG.



Notary Public - State of Florida

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





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

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

ALLIED NORTH CONSTRUCTION CORP
11301 S DIXIE HWY PO BOX 56605
MIAMI, FL 33256

DATE: January 31, 2024

PSI CASE NO.: 24-246
REAL PROPERTY ADDRESS: 2591 VERDE TER, NORTH PORT, FL
LOT 22 BLK 237 8TH ADD TO PORT CHARLOTTE PARCEL ID #: 0985023722
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

33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides.

Violation Text

Accumulation of debris on this construction site consisting of miscellaneous trash items that are overflowing from the dumpster.

Violation Corrective Action

Any/all debris on construction site must be contained and or removed from the site with ten (10) days of 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 reached, 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:

NATHAN LONG
Inspector
Development Services
e-mail: nlong@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

ALLIED NORTH CONSTRUCTION CORP

Respondent(s)

CASE NO.: 24-246

ADDRESS OF VIOLATION:

2591 VERDE TER

North Port, FL

PARCEL ID.: # 0985023722

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

On Apr 12, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 13, 2024 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 11301 S DIXIE HWY PO BOX 566056 MIAMI FL 33256, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 12 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 12 day of Apr 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 COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

ALLIED NORTH CONSTRUCTION CORP

Respondent(s)

CASE NO.: 24-246

ADDRESS OF VIOLATION:

2591 VERDE TER

NORTH PORT, FL.

PARCEL ID.: 0985023722

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Feb 16, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2591 VERDE TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

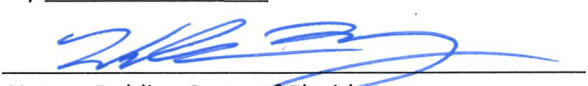
DATED: Feb 16 2024


NATHAN LONG, Affiant
Development Services

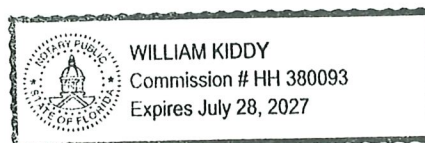
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of Feb 2024 by NATHAN LONG.


Notary Public - State of Florida

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



9589 0710 5270 0187 0245 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *NDS*
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

\$



**ALLIED NORTH
CONSTRUCTION CORP**
11301 S DIXIE HWY PO BOX 566056
MIAMI FL 33256

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



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0985023722

Ownership:

ALLIED NORTH CONSTRUCTION CORP
 11301 S DIXIE HWY PO BOX 566056, MIAMI, FL, 33256
Situs Address:
 2591 VERDE TER NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1526 - PORT CHARLOTTE SUB 08

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 25-39S-21E

Census: 121150027452

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 22 BLK 237 8TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

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	\$14,600	\$0	\$0	\$14,600	\$14,600	\$0	\$14,600	\$0
2022	\$15,000	\$0	\$0	\$15,000	\$15,000	\$0	\$15,000	\$0
2021	\$6,600	\$0	\$0	\$6,600	\$6,600	\$0	\$6,600	\$0
2020	\$6,900	\$0	\$0	\$6,900	\$6,413	\$0	\$6,413	\$487
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2016	\$5,100	\$0	\$0	\$5,100	\$4,400	\$0	\$4,400	\$700
2015	\$4,000	\$0	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
2014	\$3,900	\$0	\$0	\$3,900	\$3,630	\$0	\$3,630	\$270

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.

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>
11/12/2021	\$21,000	2021227996	01	MC GARVEY DAYLE M	WD
1/9/2014	\$0	2014003479	11	MYER MARLENE F EST OF	OT
12/26/1986	\$100	2485/2843	11	KNIPFEL ROBERT CHARLES	OT
8/1/1975	\$0	1091/1028	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/12/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/12/2024)

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>
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.

