



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. }
 EDWARD F CLIFFORD (E LIFE EST) }
 Respondent(s) }
 ADDRESS OF VIOLATION: }
 2762 Yamada Ln }
 North Port, FL }
 PARCEL ID.: 0988033411 }

CASE NO.: 23-2707
 CERTIFIED MAIL NO.: 9589071052700422905287

NOTICE OF CONTINUANCE

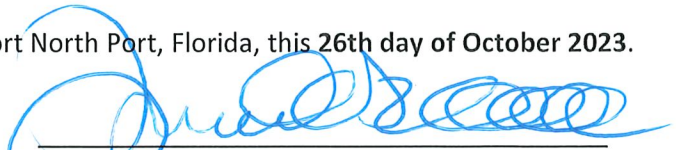
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **October 26, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **October 26, 2023**, to **December 7, 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 EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may 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 26th day of October 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 2762 YAMADA LN NORTH PORT FL 34286-5090 this 30th day of **October 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.: 23-2707

Parcel ID No.: 0988033411

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 2762 YAMADA LN
(Location of Violation)

PROPERTY OWNER: EDWARD F CLIFFORD (E LIFE EST)

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2762 YAMADA LN NORTH PORT FL 34286-5090

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
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
EDWARD F CLIFFORD (E LIFE EST)	}	
Respondent(s)	}	CASE NO.: 23-2707
	}	
ADDRESS OF VIOLATION:	}	
2762 YAMADA LN	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0988033411	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Nov 20, 2023 the Respondent(s) was served with a NOTICE OF CONTINUANCE by posting said Notice at 2762 YAMADA LN, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Nov 20 2023



DAVE GRANDT, Affiant
Development Services

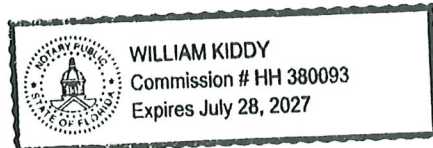
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 20 day of Nov 2023 by DAVE GRANDT.



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. }
EDWARD F CLIFFORD (E LIFE EST) }
Respondent(s) }
ADDRESS OF VIOLATION: }
2762 Yamada Ln }
North Port, FL }
PARCEL ID.: 0988033411 }

CASE NO.: 23-2707
CERTIFIED MAIL NO.: 9589071052700422905539

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **September 28, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **September 28, 2023**, to **October 26, 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.

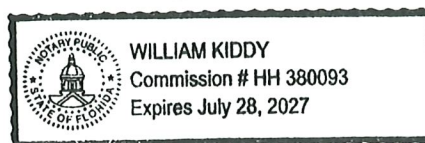
Respondent shall provide the completed form to the **Code Enforcement Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may result in 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 **28th day of September 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 **2762 YAMADA LN NORTH PORT FL 34286-5090** this 2 day of **October 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.: 23-00002707

Parcel ID No.: 0988033411

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 2762 YAMADA LN
(Location of Violation)

PROPERTY OWNER: EDWARD F CLIFFORD (E LIFE EST)

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2762 YAMADA LN NORTH PORT FL 34286-5090

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. }
EDWARD F CLIFFORD (E LIFE EST) }
Respondent(s) }
ADDRESS OF VIOLATION: }
2762 YAMADA LN }
North Port, FL }
PARCEL ID.: # 0988033411 }

CASE NO.: 23-2707

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On Oct 13, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated September 28, 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 2762 YAMADA LN NORTH PORT FL 34286-5090, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Oct 13 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 13 day of Oct 2023, by William Kiddy.


Notary Public - State of Florida

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



U.S. Postal Service™
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Domestic Mail Only

JD

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 \$

Postmark
Here

OCT - 1 2023

Postage

CE WK 23-2707

EDWARD F CLIFFORD (E LIFE EST)

2762 YAMADA LN

NORTH PORT FL 34286-5090

SPS 34286

9589 0710 5270 0422 9055 39



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.	}	
EDWARD F CLIFFORD (E LIFE EST)	}	
Respondent(s)	}	CASE NO.: 23-2707
	}	CERTIFIED MAIL NO.: 9589071052700187028832
ADDRESS OF VIOLATION:	}	
2762 Yamada Ln	}	
North Port, FL	}	
PARCEL ID.: 0988033411	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *June 28, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, *on September 28, 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 *June 07, 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 *September 28, 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.

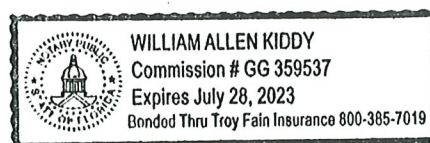
HEATHER FAUST, City Clerk

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 2762 YAMADA LN NORTH PORT FL 34286-5090.

DATED: July 13, 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.	}	
EDWARD F CLIFFORD (E LIFE EST)	}	
Respondent(s)	}	CASE NO.: 23-2707
	}	
ADDRESS OF VIOLATION:	}	
2762 YAMADA LN	}	
NORTH PORT, FL	}	
PARCEL ID.: 0988033411	}	

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 June 07, 2023, by first class mail, a copy of which is attached.

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

6/1/2023, 10:38:50 AM CCUMMINGS Using driveway as storage area. John Salafia 941-429-1061

(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 debris throughout the property consisting of milk crates, buckets, gas cans, jack stands, pieces of wood, metal tables, and many other miscellaneous items.

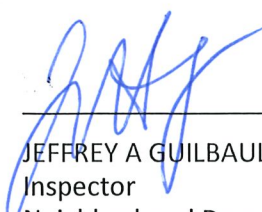
Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

2023-06-02 (Friday)09:04AM Verified the complaint of accumulation of debris throughout the property consisting of milk crates, buckets, gas cans, jack stands, pieces of wood, metal tables, and many other miscellaneous items. 2023-06-28 (Wednesday)09:18AM debris are still littered throughout the right side of the property


DATED: June 28, 2023



JEFFREY A GUILBAULT
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 28 day of June 2023, by JEFFREY A GUILBAULT.



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**

EDWARD F CLIFFORD
2762 YAMADA LN
NORTH PORT, FL 34286-5090

DATE: June 7, 2023

PSI CASE NO.: 23-2707
REAL PROPERTY ADDRESS: 2762 YAMADA LN, NORTH PORT, FL
LOT 11 BLK 334 5TH ADD TO PORT CHARLOTTE PARCEL ID #: 0988033411
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 debris throughout the property consisting of milk crates, buckets, gas cans, jack stands, pieces of wood, metal tables, and many other miscellaneous items.

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.

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:

JEFFREY A GUILBAULT
Inspector
Neighborhood Development Services
e-mail: jguilbault@northportfl.gov

9589 0710 5270 0187 0288 32

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Domestic Mail Only

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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	\$	JUL 13 023
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	



To	
SE	CE WK 23-2707
SE	EDWARD F CLIFFORD (E LIFE EST)
St	2762 YAMADA LN
City	NORTH PORT FL 34286-5090



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.	}	
EDWARD F CLIFFORD (E LIFE EST)	}	
Respondent(s)	}	CASE NO.: 23-2707
	}	
ADDRESS OF VIOLATION:	}	
2762 YAMADA LN	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0988033411	}	

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Jul 13, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2762 YAMADA LN, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jul 13 2023

JEFFREY A GUILBAULT, 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 13 day of Jul 2023 by JEFFREY A GUILBAULT.

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 0988033411

Ownership: CLIFFORD EDWARD F (E LIFE EST) 2762 YAMADA LN, NORTH PORT, FL, 34286 Situs Address: 2762 YAMADA LN NORTH PORT, FL, 34286	Land Area: 10,000 Sq.Ft. Municipality: City of North Port Subdivision: 1504 - PORT CHARLOTTE SUB 05 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 26-39S-21E Census: 121150027432 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 11 BLK 334 5TH ADD TO PORT CHARLOTTE
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Buildings

<u>Situs - click address for building details</u> 2762 YAMADA LN NORTH PORT, FL, 34286	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
	1	3	2	0	1994	2004	1,900	1,540	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	Patio - concrete or Pavers	383	SF	1994

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>
2022	\$21,400	\$182,800	\$1,200	\$205,400	\$74,918	\$49,918	\$25,000	\$130,482
2021	\$11,900	\$118,600	\$1,000	\$131,500	\$72,736	\$47,736	\$25,000	\$58,764
2020	\$10,000	\$109,500	\$1,000	\$120,500	\$71,732	\$46,732	\$25,000	\$48,768
2019	\$8,800	\$108,000	\$900	\$117,700	\$70,119	\$45,119	\$25,000	\$47,581
2018	\$8,600	\$105,700	\$700	\$115,000	\$68,812	\$43,812	\$25,000	\$46,188
2017	\$5,900	\$103,500	\$700	\$110,100	\$67,397	\$42,397	\$25,000	\$42,703
2016	\$5,500	\$99,100	\$700	\$105,300	\$66,011	\$41,011	\$25,000	\$39,289
2015	\$4,700	\$84,900	\$600	\$90,200	\$65,552	\$40,552	\$25,000	\$24,648
2014	\$3,800	\$76,500	\$600	\$80,900	\$65,032	\$40,032	\$25,000	\$15,868
2013	\$4,000	\$70,200	\$800	\$75,000	\$64,071	\$39,071	\$25,000	\$10,929

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
1999	\$25,000.00
1999	\$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>
12/23/2022	\$100	2022199399	11	CLIFFORD EDWARD F	WD
3/7/2006	\$100	2006045060	11	JANKOWSKI MARION,	WD
7/13/1997	\$79,000	2997/58	01	AZZOLINA KIMBERLY A	WD
8/11/1995	\$63,000	2766/55	01	ALLSTATE BUILDERS OF SW FL	WD
10/25/1993	\$46,600	2568/2301	X2	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/27/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 6/26/2023)
 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>
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.

9589 0710 5270 0422 9052 87

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

To **CE WK 23-2707**

From **EDWARD F CLIFFORD (E LIFE EST)**

2762 YAMADA LN

NORTH PORT FL 34286-5090

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 23-2707

EDWARD F CLIFFORD (E LIFE EST)
2762 YAMADA LN
NORTH PORT FL 34286-5090

9590 9402 8272 3094 0111 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____

C. Date of Delivery **11/9/23**

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

2. Article Number (Transfer from service label)

9589 0710 5270 0422 9052 87

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053