



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

**HEARING OFFICER**

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
JOHN F & DAWN D KILBRIDE }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
3630 Parade Ter }  
North Port, FL }  
PARCEL ID.: 1005016321 }

CASE NO.: 24-269  
CERTIFIED MAIL NO.: 9589071052700187029662

**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), John F & Dawn D Kilbride, own(s) the property commonly known as, 3630 Parade Ter North Port, Sarasota County, Florida (LOT 21 BLK 163 5TH 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:  
**Chapter 42-23, North Port City Code; Accumulation of Debris**  
(Accumulation of debris in the driveway and on the side of home, consisting of old air handlers and condensing units.)  
**59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way**  
(Trailer parked in City Right-of-way which is prohibited per City Code.)

**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 Remove, or cause to be removed, any and all debris on said property; Vehicle(s) must be removed from the public right-of-way immediately.

6. If Respondent(s) fail(s) to correct the violation(s) by **May 20th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day for North Port City Code, \$10.00 per day for North Port City 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 **\$1,000.00, \$1,000.00**, 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](mailto: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.

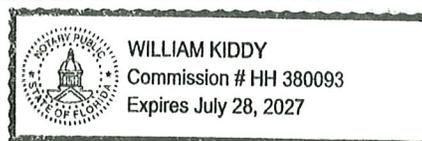
JAMES E. TOALE  
HEARING OFFICER

**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 3630 Parade Ter North Port Fl 34286-4348.

**DATED:** April 26, 2024.

SERVER-CITY OF NORTH PORT







**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1005016321**

<b>Ownership:</b> KILBRIDE JOHN F KILBRIDE DAWN D 3630 PARADE TER, NORTH PORT, FL, 34286-4348 <b>Situs Address:</b> 3630 PARADE TER NORTH PORT, FL, 34286	<b>Land Area:</b> 20,000 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1504 - PORT CHARLOTTE SUB 05 <b>Property Use:</b> 0100 - Single Family Detached <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 35-39S-21E <b>Census:</b> 121150027432 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 1 <b>Parcel Description:</b> LOTS 20 & 21 BLK 163 5TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 1999127259 & 2004083427
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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>
3630 PARADE TER NORTH PORT, FL, 34286	1	3	2	0	2000	2010	2,889	2,153	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	782	SF	2004
2	1	Patio - concrete or Pavers	362	SF	2004
3	1	Swimming Pool	392	SF	2004
4	1	Spa/Whirlpool	28	SF	2004

**Values** \* Indicates the parcel was the subject of a split or combine for tax year.

<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	\$39,100	\$316,400	\$45,100	\$400,600	\$157,836	\$50,000	\$107,836	\$242,764
2022	\$53,100	\$294,500	\$46,700	\$394,300	\$153,239	\$50,000	\$103,239	\$241,061
2021	\$25,000	\$218,700	\$32,500	\$276,200	\$148,776	\$50,000	\$98,776	\$127,424
2020	\$22,800	\$199,100	\$34,900	\$256,800	\$146,722	\$50,000	\$96,722	\$110,078
2019	\$18,500	\$192,800	\$32,700	\$244,000	\$143,423	\$50,000	\$93,423	\$100,577
2018	\$10,700	\$185,300	\$26,300	\$222,300	\$133,585	\$50,000	\$83,585	\$88,715
2017	\$8,400	\$163,200	\$26,500	\$198,100	\$130,837	\$50,000	\$80,837	\$67,263
2016	\$10,200	\$158,100	\$24,400	\$192,700	\$128,146	\$50,000	\$78,146	\$64,554
2015	\$7,300	\$135,600	\$24,000	\$166,900	\$127,255	\$50,000	\$77,255	\$39,645
2014	\$.5,900	\$123,900	\$20,800	\$150,600	\$126,245	\$50,000	\$76,245	\$24,355

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>
2001	\$25,000.00
2001	\$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>
9/17/1999	\$6,500	1999127259	03	BROWN, CHARLES E	WD
9/10/1999	\$100	1999127258	11	BROWN MARTIN A,	QC
2/9/1998	\$4,600	3066/1490	X2	MANJUCK LAURIE A	WD
8/11/1997	\$9,100	3002/2589	X2	BROWN CHARLES E SR	WD
7/7/1994	\$4,000	2651/1243	01	ATKINS GEORGIA M & JOHN H III	WD
3/1/1984	\$4,300	1667/1610	11		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>
0387G	OUT	OUT	X	120279		OUT
0387G	OUT	IN	AE	120279	12.1	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.	}	
JOHN F & DAWN D KILBRIDE	}	
Respondent(s)	}	CASE NO.: 24-269
	}	CERTIFIED MAIL NO.: 9589071052700187024544
<b>ADDRESS OF VIOLATION:</b>	}	
3630 Parade Ter	}	
North Port, FL	}	
PARCEL ID.: 1005016321	}	

**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.

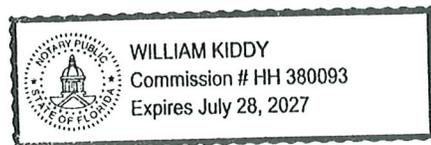
  
HEATHER FAUST, City Clerk

**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 3630 PARADE TER NORTH PORT FL 34286-4348.

**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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>JOHN F &amp; DAWN D KILBRIDE</b>	}	
Respondent(s)	}	CASE NO.: 24-269
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>3630 PARADE TER</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 1005016321	}	

**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:

1/23/2024, 10:50:42 AM NLONG Accumulation of debris in the driveway and trailer in the city right of way. Debris consist of old air handler's.

(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 in the driveway and on the side of home, consisting of old air handlers and condensing units.

**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.

**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**

Trailer parked in City Right-of-way which is prohibited per City Code.

**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:**

1/23/2024, 10:55:04 AM NLONG Debris in the driveway and on the side, of the house consisting of air handler's and condensing units. Trailer in the city right of way consisting of debris. Also air conditioning equipment. 1/30/2024, 12:53:27 PM NLONG Still in violation. 2/1/2024, 9:01:30 AM NLONG POP 2/12/2024, 2:02:57 PM NLONG Still in violation.

DATED: February 13, 2024



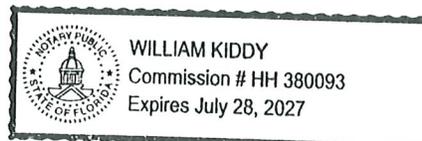
NATHAN LONG  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

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**

JOHN F KILBRIDE  
DAWN D KILBRIDE  
3630 PARADE TER  
NORTH PORT, FL 34286-4348

**DATE:** January 31, 2024

PSI CASE NO.: 24-269  
REAL PROPERTY ADDRESS: 3630 PARADE TER, NORTH PORT, FL  
LOT 21 BLK 163 5TH ADD TO PORT CHARLOTTE PARCEL ID #: 1005016321  
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**

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**Violation Corrective Action**

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**Violation Description**

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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
JOHN F & DAWN D KILBRIDE }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
3630 PARADE TER }  
North Port, FL }  
PARCEL ID.: # 1005016321 }

CASE NO.: 24-269

**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 3630 PARADE TER NORTH PORT FL 34286-4348, 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 \_\_\_\_\_



9589 0710 5270 0187 0245 44

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

NDS

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

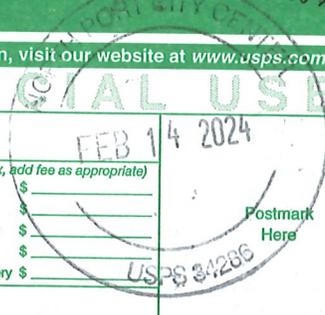
\$

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 \$ \_\_\_\_\_

Postage

\$



CE WK 24-269

**JOHN F & DAWN D KILBRIDE**  
**3630 PARADE TER**  
**NORTH PORT FL 34286-4348**





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1005016321**

<b>Ownership:</b> KILBRIDE JOHN F KILBRIDE DAWN D 3630 PARADE TER, NORTH PORT, FL, 34286-4348 <b>Situs Address:</b> 3630 PARADE TER NORTH PORT, FL, 34286	<b>Land Area:</b> 20,000 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1504 - PORT CHARLOTTE SUB 05 <b>Property Use:</b> 0100 - Single Family Detached <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 35-39S-21E <b>Census:</b> 121150027432 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 1 <b>Parcel Description:</b> LOTS 20 & 21 BLK 163 5TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 1999127259 & 2004083427
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**Buildings**

<a href="#">Situs - click address for building details</a> 3630 PARADE TER NORTH PORT, FL, 34286	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
	1	3	2	0	2000	2005	2,889	2,153	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	782	SF	2004
2	1	Patio - concrete or Pavers	362	SF	2004
3	1	Swimming Pool	392	SF	2004
4	1	Spa/Whirlpool	28	SF	2004

**Values** \* Indicates the parcel was the subject of a split or combine for tax year.

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$39,100	\$316,400	\$45,100	\$400,600	\$157,836	\$50,000	\$107,836	\$242,764
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* 2019	\$18,500	\$192,800	\$32,700	\$244,000	\$143,423	\$50,000	\$93,423	\$100,577
2018	\$10,700	\$185,300	\$26,300	\$222,300	\$133,585	\$50,000	\$83,585	\$88,715
2017	\$8,400	\$163,200	\$26,500	\$198,100	\$130,837	\$50,000	\$80,837	\$67,263
2016	\$10,200	\$158,100	\$24,400	\$192,700	\$128,146	\$50,000	\$78,146	\$64,554
2015	\$7,300	\$135,600	\$24,000	\$166,900	\$127,255	\$50,000	\$77,255	\$39,645
2014	\$5,900	\$123,900	\$20,800	\$150,600	\$126,245	\$50,000	\$76,245	\$24,355

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**

Grant Year	Value
2001	\$25,000.00
2001	\$25,000.00

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/17/1999	\$6,500	1999127259	03	BROWN, CHARLES E	WD
9/10/1999	\$100	1999127258	11	BROWN MARTIN A,	QC
2/9/1998	\$4,600	3066/1490	X2	MANJUCK LAURIE A	WD
8/11/1997	\$9,100	3002/2589	X2	BROWN CHARLES E SR	WD
7/7/1994	\$4,000	2651/1243	01	ATKINS GEORGIA M & JOHN H III	WD
3/1/1984	\$4,300	1667/1610	11		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.

FIRM Panel	Floodway	SFHA **	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0387F	OUT	IN	AE	120279		OUT
0387F	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.

