



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
COREY MITCHELL REEDER }
MARISSA AN REEDER }
Respondent(s) }

CASE NO.: 22-4879
CERTIFIED MAIL NO.: 70222410000235445742

ADDRESS OF VIOLATION: }
3341 Tonkin Dr }
North Port, FL }
PARCEL ID.: 0990027511 }

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 January 26, 2023. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Corey Mitchell Reeder, own(s) the property commonly known as, 3341 Tonkin Dr North Port, Sarasota County, Florida (LOTS 10 & 11 BLK 275 1ST ADD TO PORT CHARLOTTE , a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector HENLEY LEE BURTON served the Respondent(s) a NOTICE OF VIOLATION, dated September 20, 2022.
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 105.1, Florida Building Code - Permit required.

(No Permit on file for work being done on doors in front of home and appears they are closing in what used to be two French doors there is no permit.)

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 **Obtain required permit.**

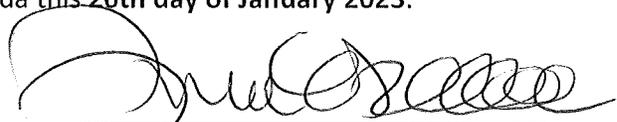
6. If Respondent(s) fail(s) to correct the violation(s) by **May 6th, 2023**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day, beginning May 7th, 2023**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED 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 **\$5,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **May 25th, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers, City Hall, 4970 City Hall Boulevard, North Port, Florida** for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-inspection" form that is attached to this Order. Respondent shall provide the completed form to:

**Code Enforcement Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or FAX TO (941) 429-7195**

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

DONE AND ORDERED, for the City of North Port, Florida this **26th day of January 2023**.



**JAMES E. TOALE
HEARING OFFICER**

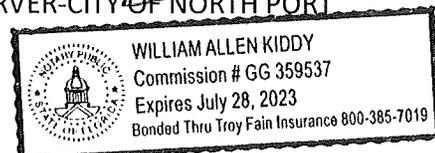
CERTIFICATE OF SERVICE

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 3341 Tonkin Dr North Port Fl 34287.

DATED: January 31, 2023.



SERVER-CITY OF NORTH PORT





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
COREY MITCHELL REEDER	}	
MARISSA AN REEDER	}	
Respondent(s)	}	CASE NO.: 22-4879
	}	
ADDRESS OF VIOLATION:	}	
3341 TONKIN DR	}	
North Port, FL	}	
PARCEL ID.: # 0990027511	}	

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
 : SS
COUNTY OF SARASOTA :

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

On May 12, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated January 26, 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 3341 TONKIN DR NORTH PORT FL 34287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 12 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 12th day of May 2023, 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
 NEIGHBORHOOD DEVELOPMENT SERVICES
 CODE ENFORCEMENT DIVISION
 4970 City Hall Boulevard – North Port, FL. 34286
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
COREY MITCHELL REEDER	}	
MARISSA AN REEDER	}	
Respondent(s)	}	CASE NO.: 22-4879
ADDRESS OF VIOLATION:	}	
3341 TONKIN DR	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0990027511	}	

STATE OF FLORIDA :
 : SS
 COUNTY OF SARASOTA :

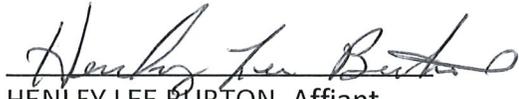
The undersigned, CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

AFFIDAVIT OF POSTING

On May 3, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3341 TONKIN DR, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 3 2023

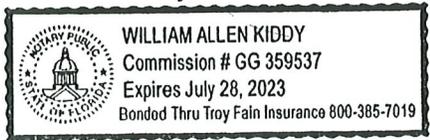

 HENLEY LEE BURTON, Affiant
 Neighborhood Development Services

STATE OF FLORIDA
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 3 day of May 2023 by HENLEY LEE BURTON.


 Notary Public - State of Florida

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



7022 2410 0002 3544 5742

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL RECEIPT

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 22-4879

COREY MITCHELL REEDER
MARISSA AN REEDER
3341 TONKIN DR
NORTH PORT FL 34287

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> 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. 	<p>A. Signature _____ <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>1. Article Addressed to:</p> <p style="text-align: center;">CE WK 22-4879</p> <p>COREY MITCHELL REEDER MARISSA AN REEDER 3341 TONKIN DR NORTH PORT FL 34287</p> <p> 9590 9402 7832 2234 0328 79</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>7022 2410 0002 3544 5742</p>	<p>tail Restricted Delivery ()</p>												
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt												



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.	}	
COREY MITCHELL REEDER	}	
MARISSA AN REEDER	}	
Respondent(s)	}	CASE NO.: 22-4879
	}	CERTIFIED MAIL NO.: 70203160000101944055
ADDRESS OF VIOLATION:	}	
3341 Tonkin Dr	}	
North Port, FL	}	
PARCEL ID.: 0990027511	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *November 14, 2022*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on January 26, 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 *September 20, 2022*, 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 **January 26, 2023**, to present your case with regard to the violation stated in the attached **AFFIDAVIT OF VIOLATION**.

PLEASE READ THE ATTACHED **STATEMENT OF HEARING PROCEDURES**, CHAPTER 162, FLORIDA STATUTES, AND CHAPTER 2, CODE OF THE CITY OF NORTH PORT, FLORIDA.

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 3341 TONKIN DR NORTH PORT FL 34287.

DATED: November 30, 2022


SERVER – CITY OF NORTH PORT



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
COREY MITCHELL REEDER	}	
MARISSA ANN REEDER	}	
Respondent(s)	}	CASE NO.: 22-4879
	}	
ADDRESS OF VIOLATION:	}	
3341 TONKIN DR	}	
NORTH PORT, FL	}	
PARCEL ID.: 0990027511	}	

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 September 20, 2022, by first class mail, a copy of which is attached.

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

9/15/2022, 9:27:10 AM HBURTON Complaint that there are doors and framing being replaced at this property without a permit. Caller stated that they were being done could easily be seen from the road. Complaint information Steve number 615→ 416→ 0350 with any questions

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

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

No Permit on file for work being done on doors in front of home and appears they are closing in what used to be two French doors there is no permit.

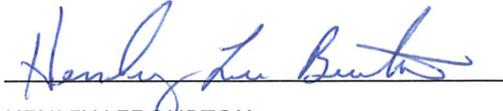
Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

(3) Field Inspection Notes:

9/15/2022, 9:29:14 AM HBURTON On inspection I→ ve verified home owner has work being done on doors in front of home and appears they are closing in what used to be two French doors there is no permit. This case was rewritten for new ownership old case number is 22→ 3345. homeowner is still in violation

DATED: November 14, 2022



HENLEY LEE BURTON
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 14 day of September 2022, by HENLEY LEE BURTON.



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**

COREY MITCHELL REEDER
MARISSA AN REEDER
3341 TONKIN DR
NORTH PORT, FL 34287

DATE: September 20, 2022

PSI CASE NO.: 22-4879
REAL PROPERTY ADDRESS: 3341 TONKIN DR, NORTH PORT, FL
LOTS 10 & 11 BLK 275 1ST ADD TO PORT CHARLOTTE PARCEL ID #: 0990027511
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 105.1, Florida Building Code - Permit required.

Violation Text

No Permit on file for work being done on doors in front of home and appears they are closing in what used to be two French doors there is no permit.

Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

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:

HENLEY LEE BURTON
Inspector
Neighborhood Development Services
(941) 429-7265
e-mail: hburton@northportfl.gov

7020 3160 0001 0194 4055

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery \$

Postage

\$



CE WK 22-4879

COREY MITCHELL REEDER
MARISSA AN REEDER
3341 TONKIN DR
NORTH PORT FL 34287

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
NEIGHBORHOOD DEVELOPMENT SERVICES
PROPERTY STANDARDS DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA }
 Petitioner, }
 vs. }
 COREY MITCHELL REEDER }
 MARISSA AN REEDER }
 Respondent(s) }

ADDRESS OF VIOLATION: }
 3341 TONKIN DR }
 NORTH PORT, FL. }
 PARCEL ID.: 0990027511 }

CASE NO.: 22-4879

STATE OF FLORIDA :
 : SS
 COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On December 30, 2022 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3341 TONKIN DR, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: December 30 2022


 HENLEY LEE BURTON, 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 30 day of December 2022 by HENLEY LEE BURTON.


 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 0990027511

Ownership:

REEDER COREY MITCHELL
 REEDER MARISSA ANN
 3341 TONKIN DR, NORTH PORT, FL, 34287
Site Address:
 3341 TONKIN DR NORTH PORT, FL, 34287

Land Area: 25,370 Sq.Ft.

Municipality: City of North Port
Subdivision: 1500 - PORT CHARLOTTE SUB 01
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 27-39S-21E
Census: 121150027363
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOTS 10 & 11 BLK 275 1ST ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
3341 TONKIN DR NORTH PORT, FL, 34287	1	2	1	0	1981	1996	1,375	1,169	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	456	SF	2002
2	1	Carport Detached	432	SF	2003
3	1	Garage Detached	576	SF	1999
4	1	Patio - concrete or Pavers	456	SF	1981

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	\$53,900	\$112,700	\$27,000	\$193,600	\$113,051	\$50,000	\$63,051	\$80,549
2021	\$29,500	\$81,700	\$21,600	\$132,800	\$109,758	\$50,000	\$59,758	\$23,042
2020	\$23,000	\$77,100	\$22,100	\$122,200	\$108,243	\$50,000	\$58,243	\$13,957
2019	\$21,600	\$73,600	\$20,700	\$115,900	\$105,809	\$50,000	\$55,809	\$10,091
2018	\$19,500	\$78,500	\$14,100	\$112,100	\$103,836	\$50,000	\$53,836	\$8,264
2017	\$11,800	\$76,000	\$13,900	\$101,700	\$101,700	\$50,000	\$51,700	\$0
2016	\$11,000	\$70,400	\$13,800	\$95,200	\$95,200	\$0	\$95,200	\$0
2015	\$8,900	\$47,400	\$12,900	\$69,200	\$69,200	\$0	\$69,200	\$0
2014	\$8,600	\$45,500	\$12,400	\$66,500	\$66,500	\$0	\$66,500	\$0
2013	\$9,100	\$42,200	\$16,700	\$68,000	\$64,460	\$0	\$64,460	\$3,540

Current Exemptions

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>
6/20/2022	\$295,000	2022108660	01	ORAZI PHILIP III	WD
3/14/2016	\$100,000	2016033280	18	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	WD
10/17/2015	\$100	2015156974	11	DLJ MORTGAGE CAPITAL INC	WD
10/3/2014	\$49,700	2014118485	18	ZEBROWSKI TOMASZ	CT
5/21/2007	\$130,000	2007089696	01	GILBERT,LAWRENCE	WD
5/1/1981	\$0	1440/2092	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/9/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 7/5/2022)
 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>
0387F	OUT	OUT	X500	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.

