



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
GULF COAST ASSEMBLY OF GOD INC }
Respondent(s) }
ADDRESS OF VIOLATION: }
2800 Pan American Blvd }
North Port, FL }
PARCEL ID.: 0976262742 }

CASE NO.: 23-5065
CERTIFIED MAIL NO.: 9589071052700187022533

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 February 22, 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), Gulf Coast Assembly Of God Inc, own(s) the property commonly known as, 2800 Pan American Blvd North Port, Sarasota County, Florida (TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector DAVE GRANDT served the Respondent(s) a NOTICE OF VIOLATION, dated November 20, 2023.
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 commercial remodel/lanai enclosure done on this residence.)

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 **March 18th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$50.00 per day for Florida Building Code, beginning March 19th, 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 **\$5,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **March 28th, 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 **22nd day of February 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 Po Box 8009 North Port FL 34290-8909.

DATED: February 26, 2024.



SERVER-CITY OF NORTH PORT



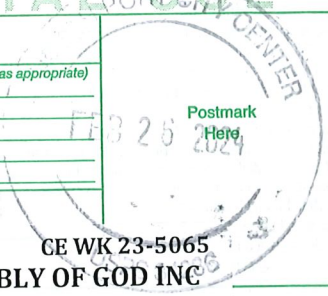
9589 0710 5270 0187 0225 33

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<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

\$

GE WK 23-5065

GULF COAST ASSEMBLY OF GOD INC

PO BOX 8009

NORTH PORT FL 34290-8909



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.

GULF COAST ASSEMBLY OF GOD INC

Respondent(s)

CASE NO.: 23-5065

ADDRESS OF VIOLATION:

2800 PAN AMERICAN BLVD

NORTH PORT, FL.

PARCEL ID.: 0976262742

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Feb 26, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2800 PAN AMERICAN BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 2024

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 26 day of Feb 2024 by DAVE GRANDT.

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 0976262742

Ownership: GULF COAST ASSEMBLY OF GOD INC PO BOX 8009, NORTH PORT, FL, 34290-8909 Situs Address: 2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	Land Area: 299,692 Sq.Ft. Municipality: City of North Port Subdivision: 1804 - PORT CHARLOTTE SUB 52 Property Use: 7100 - Church Status: OPEN Sec/Twp/Rge: 20-39S-21E Census: 121150027391 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 0
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Parcel Description: TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG CURVE 550.9 FT TH S-75-E 648.41 FT TH S-29-W 458.65 FT TH SWLY ALG CURVE 64.2 FT TH N-78-37-W 474.43 FT TO POB, SUBJ TO 3775 C-SF DRAINAGE ESMT TO CITY OF NORTH PORT IN ORI 1998167690, CONTAINING 6.88 AC M/L 52ND 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>
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	1	0	2	0	1983	1983	12,419	8,401	1
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	2	0	0	0	2008	2008	9,000	9,000	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	Fence, 4 feet high	310	LF	1990
2	1	Parking Spaces	70	EA	1983
3	1	Asphalt paving	26200	SF	1983

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	\$195,900	\$1,287,800	\$27,700	\$1,511,400	\$1,511,400	\$1,511,400	\$0	\$0
2022	\$174,700	\$1,284,600	\$27,700	\$1,487,000	\$1,487,000	\$1,487,000	\$0	\$0
2021	\$83,900	\$1,297,400	\$28,700	\$1,410,000	\$1,410,000	\$1,410,000	\$0	\$0
2020	\$98,400	\$1,310,200	\$29,400	\$1,438,000	\$1,404,920	\$1,404,920	\$0	\$33,080
2019	\$98,400	\$1,151,100	\$27,700	\$1,277,200	\$1,277,200	\$1,277,200	\$0	\$0
2018	\$130,700	\$1,335,900	\$26,800	\$1,493,400	\$1,493,400	\$1,493,400	\$0	\$0
2017	\$130,700	\$1,301,100	\$27,400	\$1,459,200	\$1,459,200	\$1,459,200	\$0	\$0
2016	\$95,400	\$1,313,500	\$28,000	\$1,436,900	\$1,436,900	\$1,436,900	\$0	\$0
2015	\$87,600	\$1,308,400	\$26,100	\$1,422,100	\$1,422,100	\$1,422,100	\$0	\$0
2014	\$87,600	\$1,197,300	\$26,700	\$1,311,600	\$1,311,600	\$1,311,600	\$0	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our tax estimator to estimate your new taxes.

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
2003	\$1,495,000.00

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>
9/23/2002	\$225,000	2002157351	X3	NORTH PORT CHRISTIAN,	WD
2/1/1983	\$0	1579/1907	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/21/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/19/2024)
 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>
0378F	OUT	OUT	X500	120279		OUT
0378F	OUT	OUT	X	120279		OUT
0378F	OUT	IN	AE	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 ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
GULF COAST ASSEMBLY OF GOD INC }
Respondent(s) }
ADDRESS OF VIOLATION: }
2800 Pan American Blvd }
North Port, FL }
PARCEL ID.: 0976262742 }

CASE NO.: 23-5065
CERTIFIED MAIL NO.: 9589071052700187025428

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 13, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on February 22, 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 *November 20, 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 **February 22, 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.

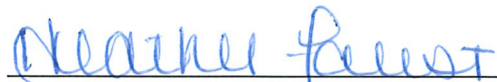
Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses 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 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

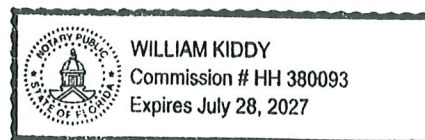
CERTIFICATE OF SERVICE

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 PO BOX 8009 NORTH PORT FL 34290-8909.

DATED: December 14, 2023



SERVER – CITY OF NORTH PORT



DATED: December 13, 2023



DAVE GRANDT
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

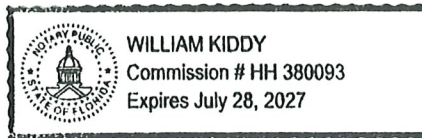
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 13 day of Dec 2023, by DAVE GRANDT.



Notary Public - State of Florida

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**

GULF COAST ASSEMBLY OF GOD INC
PO BOX 8009
NORTH PORT, FL 34290-8909

DATE: November 22, 2023

PSI CASE NO.: 23-5065
REAL PROPERTY ADDRESS: 2800 PAN AMERICAN BLVD, NORTH PORT, FL
TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG
PARCEL ID #: 0976262742
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 commercial remodel/lanai enclosure done on this residence.

Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. 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:

DAVE GRANDT
Inspector
Neighborhood Development Services
e-mail: dgrandt@northportfl.gov

9589 0710 5270 0187 0254 28

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

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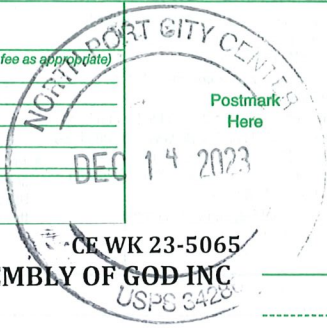
Se

St

City

PS

CE WK 23-5065
GULF COAST ASSEMBLY OF GOD INC
PO BOX 8009
NORTH PORT FL 34290-8909



Postmark
Here

PS: For more information on Certified Mail, visit www.usps.com or call 1-800-ASK-USPS. For Instructions



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

CITY OF NORTH PORT, FLORIDA }
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Respondent(s) }
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2800 PAN AMERICAN BLVD }
North Port, FL }
PARCEL ID.: # 0976262742 }

CASE NO.: 23-5065

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

On Feb 9, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated December 13, 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 PO BOX 8009 NORTH PORT FL 34290-8909, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 20 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 20th day of Feb 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 ENFORCEMENT DIVISION
 4970 City Hall Boulevard – North Port, FL. 34286
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GULF COAST ASSEMBLY OF GOD INC	}	
Respondent(s)	}	CASE NO.: 23-5065
	}	
ADDRESS OF VIOLATION:	}	
2800 PAN AMERICAN BLVD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0976262742	}	

STATE OF FLORIDA :
 : SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Dec 14, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2800 PAN AMERICAN BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Dec 14 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 14 day of Dec 2023 by DAVE GRANDT.



 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 0976262742

Ownership:
 GULF COAST ASSEMBLY OF GOD INC
 PO BOX 8009, NORTH PORT, FL, 34290-8909
Situs Address:
 2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287

Land Area: 299,692 Sq.Ft.
Municipality: City of North Port
Subdivision: 1804 - PORT CHARLOTTE SUB 52
Property Use: 7100 - Church
Status: OPEN
Sec/Twp/Rge: 20-39S-21E
Census: 121150027391
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0

Parcel Description: TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG CURVE 550.9 FT TH S-75-E 648.41 FT TH S-29-W 458.65 FT TH SWLY ALG CURVE 64.2 FT TH N-78-37-W 474.43 FT TO POB, SUBJ TO 3775 C-SF DRAINAGE ESMT TO CITY OF NORTH PORT IN ORI 1998167690, CONTAINING 6.88 AC M/L 52ND 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>
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	1	0	2	0	1983	1983	12,419	8,401	1
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	2	0	0	0	2008	2008	9,000	9,000	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	Fence, 4 feet high	310	LF	1990
2	1	Parking Spaces	70	EA	1983
3	1	Asphalt paving	26200	SF	1983

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	\$195,900	\$1,287,800	\$27,700	\$1,511,400	\$1,511,400	\$1,511,400	\$0	\$0
2022	\$174,700	\$1,284,600	\$27,700	\$1,487,000	\$1,487,000	\$1,487,000	\$0	\$0
2021	\$83,900	\$1,297,400	\$28,700	\$1,410,000	\$1,410,000	\$1,410,000	\$0	\$0
2020	\$98,400	\$1,310,200	\$29,400	\$1,438,000	\$1,404,920	\$1,404,920	\$0	\$33,080
2019	\$98,400	\$1,151,100	\$27,700	\$1,277,200	\$1,277,200	\$1,277,200	\$0	\$0
2018	\$130,700	\$1,335,900	\$28,800	\$1,493,400	\$1,493,400	\$1,493,400	\$0	\$0
2017	\$130,700	\$1,301,100	\$27,400	\$1,459,200	\$1,459,200	\$1,459,200	\$0	\$0
2016	\$95,400	\$1,313,500	\$28,000	\$1,436,900	\$1,436,900	\$1,436,900	\$0	\$0
2015	\$87,600	\$1,308,400	\$26,100	\$1,422,100	\$1,422,100	\$1,422,100	\$0	\$0
2014	\$87,600	\$1,197,300	\$26,700	\$1,311,600	\$1,311,600	\$1,311,600	\$0	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our tax estimator to estimate your new taxes.

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
2003	\$1,496,100.00

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>
9/23/2002	\$225,000	2002157351	X3	NORTH PORT CHRISTIAN,	WD
2/1/1983	\$0	1579/1907	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/12/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 12/11/2023)
 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>
0378F	OUT	OUT	X500	120279		OUT
0378F	OUT	OUT	X	120279		OUT
0378F	OUT	IN	AE	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.

