



or carport; objectionable, unsightly or unsanitary matter, substance or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County; construction or alteration, repairing, remodeling or demolition of any structure or building without a permit; and, a mobile home placed on an A-5 zoned parcel without the required special exception from the Board of Adjustment. The subject property is located at 1000 End of the Trail, Geneva.

Notices of Violation were issued to the property owners, Harold R. and Julia A. Peck, on August 23, 2000 and October 4, 2000. (In 1999, Mr. and Mrs. Peck agreed to sell this property to Frank and Patricia Trombley under an Agreement for Deed. This Agreement allowed the contract to be assigned to another buyer. Accordingly, Frank and Patricia Trombley assigned the purchase right to their son and daughter-in-law, Robert and Teresa Trombley. Robert and Teresa Trombley in-turn, rented said property to a third party). Re-inspections revealed the violations remained. Therefore, on November 1, 2000, the Code Enforcement Officer filed a Statement of Violation, Request for Hearing with the Clerk to the Code Enforcement Board.

On November 13, 2000, a Notice of Hearing was mailed to the Respondents, Mr. and Mrs. Peck, who are listed on the Property Appraiser Database Information as the owners of this property, via Certified mail. Mrs. Julia Peck signed for this Notice of Hearing on November 20, 2000.

On December 7, 2000, the Seminole County Code Enforcement Board issued its Findings of Fact, Conclusions of Law and Order on the property. The Respondents were not present at this hearing. This Order found the Respondents, Harold R. and Julia A. Peck, to be the owners of record of the property, in possession/control of the property and in violation of:

Seminole County Code, Section 40.51 and Section 95.4, as defined in Sections 95.3(h)(l)(p), and Seminole County Land Development Code Section 30.124c(10).

The Code Enforcement Board further ordered the owners to bring the property into compliance on or before February 7, 2001, or a fine of \$100.00 per day would be imposed.

On February 8, 2001, the Code Enforcement Officer inspected the property and found the property remained in violation and filed an Affidavit of Non-compliance on February 13, 2001.

On June 11, 2001, the Clerk to the Code Enforcement Board mailed a reminder notification of the hearing scheduled for June 28, 2001 to the Respondents. On June 28, 2001, a lien was filed and recorded in the amount of \$14,600.00, with the fine continuing to accrue at \$100.00 per day until compliance was obtained.

On July 28, 2004, a re-inspection revealed that corrective action had eliminated the violations and an Affidavit of Compliance was filed by the Code Enforcement Officer on July 29, 2004. Said Affidavit certified under oath that the required action: removal of the trash and debris, excess uncultivated vegetation, junk vehicles and unsightly, objectionable matter, had been obtained. Additionally, the 2<sup>nd</sup> mobile home with the extra building was also removed from the property.

On August 26, 2004, a request for reduction of penalty was received from Teresa and Robert Trombley, who have an Agreement for Deed on this property. According to the County Attorney's office, Teresa and Robert Trombley have standing to make this request. Mr. and Mrs. Trombley are requesting that the lien placed on this property, which totals \$126,500.00 for 1,265 day of non-compliance, be waived claiming financial hardship and the fact that they were never notified of the violations. These violations were caused by their parents, Frank and Patricia Trombley, during the time that Frank and Patricia occupied this property. Additionally, on November 22, 2004, a request for reduction of penalty was received from Harold and Julia Peck, the owners, requesting the lien be waived claiming that they were aware of the violations, but lived in North Carolina and were financially unable to rectify the problem.

The Board's guidelines for reducing liens adopted February 9, 1999 are identified below:

1. If an individual has acquired a property in which the lien was recorded and the individual bought the property with this knowledge, a waiver or reduction in lien should not be granted. In such cases the lien should have been considered in reaching a purchase price.
2. If a lien is not considered when a title insurance policy is issued, a reduction of the lien to provide relief to a title insurer should not be granted. To do so would place the County in the position indemnifying an insurance company against its losses, which are reflected in premium charges.
3. If a lien has previously been reduced, and another request is received for a lien reduction, whether from the original property owner or a new owner, a reduction or waiver should not be granted. If the BCC grants relief to a violator its action should be final and conclusive.
4. When considering a request and in developing a recommendation to the BCC, staff should evaluate the amount of the lien compared to the value of the property and the actions the violator did or did not take in attempting to resolve the code violation.
5. When liens are satisfied as a result of either full payment or reduced/eliminated payment as directed by the BCC, the lien satisfaction instrument will be provided to the property owner who shall be responsible for recording the instrument in the land records.

**STAFF RECOMMENDATION:**

According to Chapter 162, Florida Statute, in determining the amount of the fine, the Code Enforcement Board considers the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

Based on the following facts, Staff would recommend a reduction of the lien to 10% of the value of the property (\$35,155.00), as listed on the Property Appraiser Database Information: the owners, Harold and Julia Peck, had knowledge of the violations, as witnessed by Mrs. Peck signing for and receiving the original Certified Notice of Hearing, which listed all violations. The Property Appraiser Database Information, dated December 7, 2004, lists Harold and Julia Peck as the current owners of this property and as such, are ultimately responsible for said property until the property has been officially sold. Frank and Patricia Trombley were responsible for these violations at this location and should have brought this property into compliance prior to the transfer of the Agreement for Deed to Teresa and Robert Trombley. Also, Frank and Patricia had been responsible for Code violations at another property within the County and therefore, had knowledge of the proper procedures regarding complying with Code Enforcement violations. Finally, per # 4 of the Board's guidelines for reducing liens, Staff has taken into consideration the fact that the amount of the lien (\$126,500.00) far exceeds the value of the property (\$35,155.00). Staff would further recommend that payment of the 10% (\$3,515.00) shall be made within thirty (30) days and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien. If this amount is not paid within thirty (30) days, the original lien in the amount of \$126,500.00 will be reinstated immediately.

Attachments: Findings of Fact, Conclusions of Law and Order

Affidavit of Non-Compliance

Order Finding Non-Compliance and Imposing Fine/Lien

Affidavit of Compliance

Request for Reduction of Penalty from the Respondents

Property Appraiser Database Information

Estimated Costs for processing Case # 02-106-CEB

SCSO Affidavit for Reimbursement of Costs of Investigation

SEMINOLE COUNTY  
CEB CASE NO. 00-105-CEB

REQUEST FOR REDUCTION OF PENALTY

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS  
UNDER OATH

INSTRUCTIONS: Please fill in both sides of this form completely. Be specific when writing your statement. Please return this form to the Secretary of the Code Enforcement Board. The Petition will then be presented at the next regularly scheduled meeting and you will be notified in writing of the Board's decision within 10 days after the hearing. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a doctor's statement or proof of income). If you have any questions, please call the Secretary at 407-665-7403.

Property Owner's Name HAROLD PECK & JULIA PECK

Property Address 1000 END OF THE TRAIL, GENEVA, FL 32732

Phone number where you can be reached during the day 407 834 0000

Is the property now in compliance?  Yes  No (If no, explain in detail)

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Are you claiming a financial hardship?  Yes  No

Are you claiming a medical hardship?  Yes  No

If the property owner is unable to complete this form, list the name of the person who is authorized to act for the Property Owner and their relationship to the Property Owner:

DAMON A. CHASE, ESQUIRE

ATTORNEY FOR THE PECKS

I, DAMON A. CHASE, do hereby submit this Petition in request for a reduction in the total amount of penalty imposed and in support, offer the following statement:

THE SUBJECT PROPERTY WAS LEASED TO ROBERT TROMBLEY DURING THE TIME OF NON-COMPLIANCE. ROBERT TROMBLEY HAD SUB-LEASED THE PROPERTY TO A THIRD PARTY. AT ALL TIMES RELEVANT TO THIS ACTION, THE PECKS LIVED IN NORTH CAROLINA, AND WHILE THEY WERE AWARE OF THE NON-COMPLIANCE, THEY WERE FINANCIALLY UNABLE TO RECTIFY IT. THE PECKS ARE ELDERLY, AND MR. PECK IS CONFINED TO A WHEELCHAIR. ULTIMATELY, THE PECKS WERE ABLE TO RELOCATE TO FLORIDA IN ORDER TO DEAL WITH THIS ISSUE. THE PECKS HAVE RETAINED THE UNDERSIGNED, AND A DEAL HAS BEEN STRUCK WITH THE TROMBLEYS WHEREIN THE TROMBLEYS BROUGHT THE PROPERTY INTO COMPLIANCE.

Date: 11/22/04

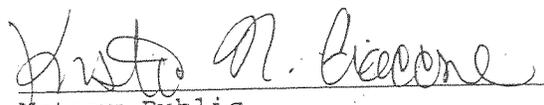
Signed: 

Print Name: DAMON A. CHASE, ESQUIRE  
ATTORNEY FOR HAROLD & JULIA PECK

State of Florida  
County of Seminole

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Damon A. Chase, who first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced \_\_\_\_\_ as identification and did take an oath.

Date: 11-22-04

  
Notary Public  
My Commission Expires:

KRISTA N. GIACCONE  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD176878  
EXPIRES 01/09/2007  
BONDED THRU 1-888-NOTARY1

SEMINOLE COUNTY  
CEB CASE NO. 00-105-CFB

REQUEST FOR REDUCTION OF PENALTY

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS  
UNDER OATH

INSTRUCTIONS: Please fill in both sides of this form completely. Be specific when writing your statement. Please return this form to the Secretary of the Code Enforcement Board. The Petition will then be presented at the next regularly scheduled meeting and you will be notified in writing of the Board's decision within 10 days after the hearing. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a doctor's statement or proof of income). If you have any questions, please call the Secretary at 407-665-7403.

Property Owner's Name Teresa & Robert Trombley

Property Address 1000 End of Trail Geneva, FL 32732

Phone number where you can be reached during the day 407-323-3278 (Bob)  
407-320-6550 (Teresa)

Is the property now in compliance?  Yes  No (If Home = 407-349-97  
no, explain in detail)

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

Are you claiming a financial hardship?  Yes  No  
Are you claiming a medical hardship?  Yes  No

If the property owner is unable to complete this form, list the name of the person who is authorized to act for the Property Owner and their relationship to the Property Owner:

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

I, Teresa + Robert Trombley do hereby submit this Petition in request for a reduction in the total amount of penalty imposed and in support, offer the following statement:

We <sup>we purchased property 99-00</sup> ~~were~~ unaware of the fines!  
Once we were informed of the lein for a non-compliance we took immediate action to correct the problem and brought it back into compliance. We are sorry for the on going problem. If we were informed at the time of the lein it would have been taken care of earlier. We are deeply sorry. At this time we are having a financial hardship.

Date: 8-26-04

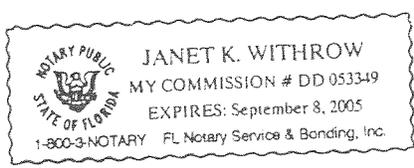
FL 2004 # T 05181369751-0 T 051779700  
Signed: Teresa Trombley  
Print Name: Teresa Trombley + Robert Trombley

State of Florida  
County of Seminole

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Teresa Trombley / Robert Trombley, who first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced FL Drivers License as identification and did take an oath.

Date: 8/26/04

Janet K. Withrow  
Notary Public  
My Commission Expires:



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
Subdivision of the State of Florida

Case # 00-105-CEB

Petitioner,  
Vs.  
Harold R. & Julia A. Peck

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 05416 PG 1793  
CLERK'S # 2004126191  
RECORDED 08/10/2004 10:49:21 AM  
RECORDING FEES 10.00  
RECORDED BY G Harford

Respondent.  
\_\_\_\_\_ /

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared Jerry Robertson, Code Enforcement Officer, Seminole County Sheriff's Office, who, after being duly sworn, deposes and says:

1. That on Dec 7, 2000, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before Feb 7, 2001.
3. That a re-inspection was performed and the Respondent was in compliance on July 28, 2004.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the trash and debris has been removed, excess uncultivated vegetation removed and 2<sup>nd</sup> mobile home with extra building. Junk vehicles and unsightly, objectionable matter were removed also.

FURTHER AFFIANT SAYETH NOT.

DATED this 29th day of July 2004

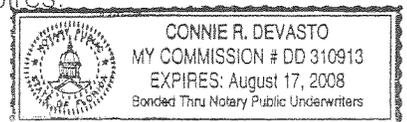
*Jerry Robertson*  
\_\_\_\_\_  
Jerry Robertson, Code Enforcement Officer

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 29th day of July, 2004, by Jerry Robertson, who is personally known to me and who did take an oath.

**CERTIFIED COPY**  
**CLERK OF THE**  
**CODE ENFORCEMENT BOARD**  
**SEMINOLE COUNTY, FLORIDA**  
BY: *Connie R. Devasto*  
Date: 8.2.04

*Connie R. Devasto*  
\_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned  
My commission expires:



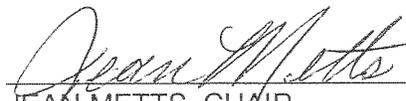


CASE NO 00-105-CEB  
HAROLD R & A JULIA PECK

The Respondents must contact the Code Inspector to arrange for an inspection of the property to verify compliance. The fine imposed shall continue until such time as the Code Inspector inspects the property and establishes the date of compliance.

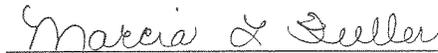
This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.

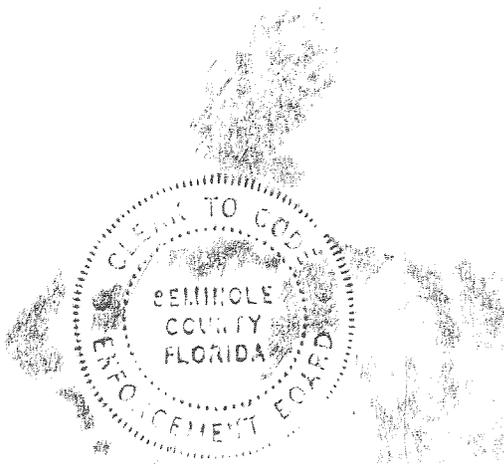
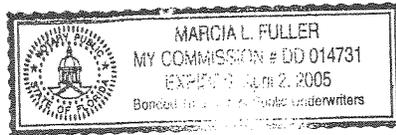
**DONE AND ORDERED** this 28<sup>th</sup> day of June, 2001, in Seminole County, Florida.  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
\_\_\_\_\_  
JEAN METTS, CHAIR

STATE OF FLORIDA            )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 29th day of June, 2001, by Jean Metts, who is personally known to me.

  
\_\_\_\_\_  
Marcia L. Fuller  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires:



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of  
Florida,

CASE NO: 00-105-CEB

Petitioner,

vs.

HAROLD R. & A. JULIA PECK,

Respondent.

MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
656329

SEMINOLE COUNTY, FL  
RECORDED & VERIFIED  
01 FEB 23 AM 8:06

OFFICIAL RECORDS  
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SEMINOLE CO., FL  
3104

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **James Hitchcock**, Code Inspector for **PLANNING DIVISION**, who after being duly sworn, deposes and says:

1. That on **December 7, 2000**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **February 7, 2001**.
3. That a re-inspection was performed on **February 8, 2001**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that trash & debris, uncultivated vegetation, junk or abandoned vehicles, objectionable, unsightly or unsanitary matter, substance or material, unpermitted construction (mobile home) and mobile home without the required special exception remain on the property.

FURTHER AFFIANT SAYETH NOT.

DATED this 13th day of February 2001.

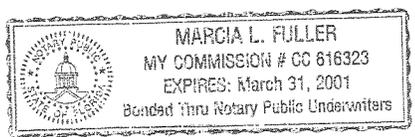
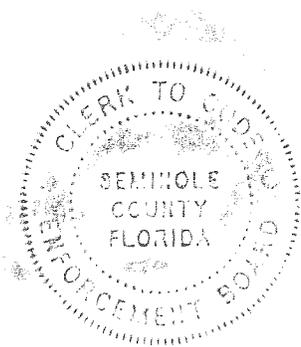
*James Hitchcock*  
\_\_\_\_\_  
Signature of Code Inspector

STATE OF FLORIDA            )  
COUNTY OF SEMINOLE        )

The foregoing instrument was acknowledged before me this 13th day of February 2001, by James Hitchcock, who is personally known to me and who did take an oath.

*Marcia L. Fuller*  
\_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned  
My commission expires:

AFFNON.COM



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO. 00-105-CEB

Petitioner,

vs.

HAROLD R. PECK and A. JULIA PECK  
P.O. BOX 197  
GENEVA, FL 32732

Respondent.

REVISED  
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

The Respondents are in violation of Section 40.51, and Section 95.4 Seminole County Code, as defined in Sections 95.3(g), 95.3(h), 95.3(l) and 95.3(p), Seminole County Code, and Section 30.124(c)(10) Seminole County Land Development Code based on the following findings:

(a) The Respondents are the owners of record of the property (Tax Parcel ID #09-20-32-300-012J-0000) located at 1000 End of the Trail, Geneva, Florida, located in Seminole County and legally described as follows:

LEG SEC 09 TWP 20S RGE 32E BEG 674.65 FT S OF NW COR OF SE 1/4 OF SW 1/4 RUN S 75 DEG  
30 MIN 6 SEC E 436.95 FT S TO NLY R/W OSCEOLA RD NWLY ALONG NLY R/W TO A PT S OF  
BEG N TO BEG

(b) The Respondents are in possession/control of the property.

(c) The property is assigned the A-5 zoning classification.

(d) On August 22, 2000, a Seminole County Code Inspector inspected the property and found the following violations on the property:

- (1) the accumulation of trash and debris;
- (2) uncultivated vegetation in excess of twenty-four inches (24") in height, located within seventy-five feet (75') of a structure;
- (3) junk or abandoned vehicles not within an enclosed garage or carport;
- (4) construction or alteration, repairing, remodeling or demolition of a structure or building without a required permit; and
- (5) a mobile home placed on an A-5 zoned parcel without the required special exception from the Board of Adjustment.
- (6) objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County;

(e) On September 3, 2000, Respondents were provided notice of the violations and given until September 19, 2000 to correct the violations.

(f) On October 4, 2000, a Seminole County Code Inspector reinspected the property and found that the violations remained on the property.

(g) On October 5, 2000, Respondents were provided notice of the violations and given until October 19, 2000 to correct the violations.

(h) On October 24, 2000, a Seminole County Code Inspector reinspected the property and found the violations remained on the property.

MARYANNE MORSE  
CLERK OF CIRCUIT COURT

707813

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SEMINOLE COUNTY FILE  
RECORDED & VERIFIED

OFFICIAL RECORD PAGE  
BOOK

4101

SEMINOLE CO., FL

0563

The Respondents shall correct the violations by February 7, 2001. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) OBTAIN THE REQUIRED CONSTRUCTION PERMITS.
- 2) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.
- 3) REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF TWENTY-FOUR INCHES (24") IN HEIGHT, LOCATED WITHIN SEVENTY-FIVE FEET (75') OF A STRUCTURE.
- 4) REMOVE JUNK OR ABANDONED VEHICLES NOT WITHIN AN ENCLOSED GARAGE OR CARPORT.
- 5) REMOVE OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER, SUBSTANCE, OR MATERIAL TENDING BY ITS EXISTENCE AND/OR ACCUMULATION TO ENDANGER OR ADVERSELY AFFECT THE HEALTH, SAFETY, LIVES AND/OR WELFARE OF THE CITIZENS OF THE COUNTY.
- 6) REMOVE THE MOBILE HOME PLACED ON AN A-5 ZONED PARCEL WITHOUT THE REQUIRED SPECIAL EXCEPTION FROM THE BOARD OF ADJUSTMENT.

If the Code Inspector files an affidavit with the Code Enforcement Board stating that the Respondents have complied with this Order by the date set for compliance, then the Code Enforcement Board shall at a subsequent meeting issue an order confirming the compliance. The order shall be recorded in the official land records of Seminole County. A hearing is not required for the Code Enforcement Board to issue the order acknowledging compliance.

If the Code Inspector files an affidavit with the Code Enforcement Board stating that the Respondents did not comply with this Order by the date set for compliance, then the Code Enforcement Board shall at a subsequent meeting issue an order confirming the non-compliance and ordering the Respondents to pay a fine of \$100.00 for each day the violation continues past the date set for compliance. Such order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents. A hearing is not required for the Code Enforcement Board to issue the order imposing the fine/lien.

The Respondents must contact the Code Inspector to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order.

This Order shall be recorded in the public records of Seminole County, Florida.

DONE AND ORDERED this 7<sup>th</sup> day of December, 2000, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

*Jean Metts*  
CHAIR

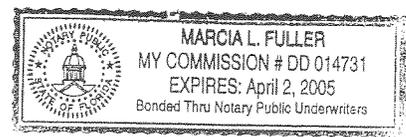
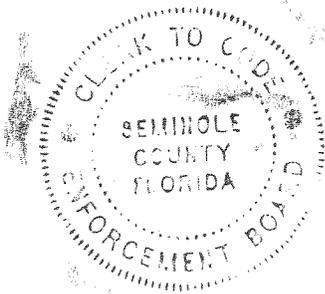
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SEMINOLE CO., FL  
OFFICIAL RECORDS  
BOOK PAGE

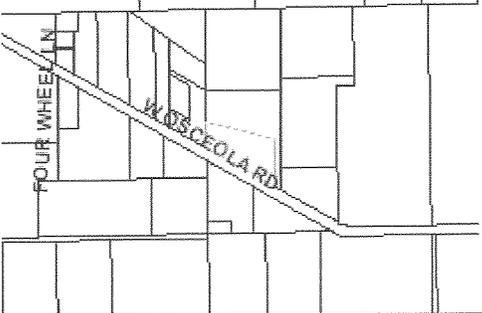
STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2000, by Jean Metts, who is personally known to me.

*Marcia L. Fuller*  
Marcia L. Fuller  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires:

peckrevorder



<b>PARCEL DETAIL</b>	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																		
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																							
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 09-20-32-300-012J-0000      Tax District: 01-COUNTY-TX DIST 1</p> <p>Owner: PECK HAROLD R &amp; A JULIA      Exemptions:</p> <p>Own/Addr: LOT 35</p> <p>Address: 3610 HIGHLANDS RD</p> <p>City,State,ZipCode: FRANKLIN NC 28734</p> <p>Property Address: 1000 END OF THE TRL GENEVA 32732</p> <p>Subdivision Name:</p> <p>Dor: 02-MOBILE/MANUFACTURED</p>				<p align="center"><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$13,480</p> <p>Land Value (Market): \$21,675</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$35,155</p> <p>Assessed Value (SOH): \$35,155</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$35,155</p>																			
<p align="center"><b>SALES</b></p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>SPECIAL WARRANTY DEED</td> <td>09/1997</td> <td>03325</td> <td>0422</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>ARTICLES OF AGREEMENT</td> <td>11/1985</td> <td>01691</td> <td>1415</td> <td>\$16,000</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	SPECIAL WARRANTY DEED	09/1997	03325	0422	\$100	Improved	ARTICLES OF AGREEMENT	11/1985	01691	1415	\$16,000	Vacant	<p align="center"><b>2004 VALUE SUMMARY</b></p> <p>2004 Tax Bill Amount: \$594</p> <p>2004 Taxable Value: \$35,155</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>	
Deed	Date	Book	Page	Amount	Vac/Imp																		
SPECIAL WARRANTY DEED	09/1997	03325	0422	\$100	Improved																		
ARTICLES OF AGREEMENT	11/1985	01691	1415	\$16,000	Vacant																		
<p align="center"><b>LAND</b></p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>2.550</td> <td>8,500.00</td> <td>\$21,675</td> </tr> </tbody> </table>				Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	2.550	8,500.00	\$21,675	<p align="center"><b>LEGAL DESCRIPTION</b></p> <p>LEG SEC 09 TWP 20S RGE 32E BEG 674.65 FT S OF NW COR OF SE 1/4 OF SW 1/4 RUN S 75 DEG 30 MIN 6 SEC</p> <p>E 436.95 FT S TO NLY RW OSCEOLA RD NWLY ALONG NLY R/W TO A PT S OF BEG N TO BEG</p>							
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<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																							

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**Estimate of Costs**  
**CEB Case # 00-105-CEB**  
**ROBERT W. AND TERESA TROMBLEY**  
**HAROLD AND JULIA PECK**

<b><u>Postage</u></b>				
Regular	13	\$ .37	\$ 4.81	
Certified	10	\$ 4.42	\$ 48.62	
				<b>\$ 53.43</b>
<b><u>Site Inspections - Per Attached Affidavit for Reimbursement of Costs</u></b>				
# Site Visits – 8 **see below	1 hr ea	\$ 39.19		
				<b>\$315.52</b>
<b><u>Processing Time for Code Enforcement and BCC Action</u></b>				
Inspector – ***	3 hours	\$ 39.19	\$117.57	
Code Board Secretary	2.5 hours	\$ 12.50	\$ 31.25	
<b>County Attorney's Review</b>	1 hour	\$100.00	\$100.00	
<b>Planning Manager's Review</b>	1 hour	\$ 40.00	\$ 40.00	
<b>Planning and Development Director's Review</b>	1 hour	\$ 50.00	\$ 50.00	
<b>Deputy County Manager's Review</b>	1 hour	\$ 60.00	\$ 60.00	
				<b>\$398.82</b>
<b>Other associated costs not captured:</b>				
<b>Fleet expense, Phone expense, Utilities, Computer Support</b>				
*** This case was originally handled by Inspector Hitchcock who is no longer employed by the County. Case was assigned to CEO Robertson after Hitchcock's departure. This estimate of costs includes former Inspector Hitchcock's time and that of CEO Robertson. ***				
				<b>\$765.77</b>
<b><u>ESTIMATED COST FOR PROCESSING CASE # 00-105 -CEB</u></b>				<b>\$765.77</b>