

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Code Enforcement Lien, Case # 02-96-CEB, Request for Reduction of Penalty – Jimmy D. Greene, Jr., potential buyer, on behalf of Janice T. Clark, owner, 232 Jones Avenue, Sanford

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dan Matthys  **CONTACT:** April Boswell  **EXT.** 7339

Agenda Date <u>10/25/05</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

- (A) Approve a reduction to the Code Enforcement Board lien from \$160,200.00 to the estimated administrative costs of \$644.31 for processing Case # 02-96-CEB on the property located at 232 Jones Avenue, Sanford – Janice T. Clark, owner, and require these costs to be paid within 30 days or the lien will revert back to its original amount (\$160,200.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien (Staff recommendation); or
- (B) Approve a reduction to the Code Enforcement Board lien which totals \$160,200.00, on the property located at 232 Jones Avenue, Sanford – Janice T. Clark, owner, Case # 02-96-CEB, to an amount set by the Board of County Commissioners and require the reduced amount to be paid within 30 days or the lien will revert back to its original amount (\$160,200.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or
- (C) Approve a waiver of the Code Enforcement Board lien which totals \$160,200.00 on the property located at 232 Jones Avenue, Sanford – Janice T. Clark, owner, Case # 02-96-CEB, and authorize the Chairman to execute the Satisfaction of Lien; or
- (D) Deny the request to waive or reduce the Code Enforcement Board lien, which totals \$160,200.00 on the property, located at 232 Jones Avenue, Sanford – Janice T. Clark, owner, Case # 02-96-CEB.

Commissioner Carey – District 5

April Boswell – Principal Coordinator

BACKGROUND:

In response to a complaint, on March 7, 2002, the Code Enforcement Officer observed the following violations located at 232 Jones Avenue, Sanford: accumulation of trash and debris, uncultivated vegetation in excess of 24" in height, located within 75' of a structure, remains/rubble of a structure and objectionable/unsightly matter, in violation of Seminole County Code Section 95.4, as defined in Section 95.3. The timeline on this violation is below:

Reviewed by:	
Co Atty:	
DFS:	_____
Other:	_____
DCM:	
CM:	
File No.	<u>rpdp02</u>

DATE	ACTION	RESULT
March 8 and April 4, 2002	Notices of Violations issued to Respondent	Violations remain
June 14, 2002	Statement of Violation and Request for Hearing	Filed by Code Enforcement Officer
On June 1, 2002	Notice of Hearing mailed to Respondent via certified and regular mail	Received and signed for by Respondent, Janice T. Clark
July 25, 2002	Code Board Hearing	Order entered giving Respondent a compliance date of August 8, 2002 – if the violations were not corrected by that date, a fine of \$150.00 per day will be imposed for each day the violation continues
August 9, 2002	Reinspection for compliance	Violation remains – Affidavit of Non-Compliance filed by Code Officer
October 24, 2002	Code Board Hearing	Lien Imposed in the amount of \$11,550.00 with the fine continuing to accrue at \$150.00 per day until compliance is obtained
October 25, 2002	Copy of Order Finding Non-Compliance and Imposing Fine/Line mailed to Respondent via certified and regular mail	Received and signed for by Respondent
July 13, 2005	Reinspection for compliance	Violation corrected – Amended Affidavit of Compliance filed by Code Officer
July 13, 2005	Property in non-compliance for the period August 9, 2002 to July 12, 2005	Lien accrued to \$160,200.00 (1068 days at \$150.00 per day)
July 14, 2005	Request for Reduction of Penalty	Received from Jimmy D. Greene, Jr., a potential buyer of the property ¹

¹ Mr. Greene requested that the lien imposed against the property be released; stating that the Respondent, Janice T. Clark, is disabled, on a fixed income, and financially unable to pay for this lien. Mr. Greene also stated that the Respondent acquired this property from her father, who was also disabled. Due to their disabilities, they were not able to maintain this property. Both the Respondent and her father moved into a nursing home in Kissimmee and resided there until Mr. Clark's death in 2003. The Respondent then moved to North Carolina to live with relatives who could help with her daily care and expenses. Mr. Greene further stated that he brought this property into compliance in the hopes of purchasing the property. The Respondent, Janice T. Clark, has given Mr. Greene a Power of Attorney to act on her behalf regarding this request.

The Board considers the individual facts of each case when determining whether to reduce a lien. In addition, the Board adopted the following guidelines on February 9, 1999 to use when considering lien reductions:

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 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. Per the Property Appraiser information, the assessed value of the property is **\$20,064.00**. The lien totals **\$160,200.00**.
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:

Staff recommends that the Board approve a reduction of the lien on the property located at 232 Jones Avenue, Sanford, from \$160,200.00 to **\$644.31**, which represents the administrative costs for processing this case based on the following facts:

1. The Respondent, Janice T. Clark, is disabled.
2. The Respondent has a fixed income, lives on disability, and resides in North Carolina.
3. The Respondent is not financially capable of paying this lien.
4. The potential buyer, Jimmy D. Greene, Jr., has brought this property into compliance at his own expense, with the desire to purchase this property.

Staff further recommends that this amount (**\$644.31**) be paid within 30 days or the fine will revert back to the original lien in the amount of \$160,200.00.

Attachments: Findings of Fact, Conclusions of Law and Order (7/25/02)
Affidavit of Non-Compliance (9/4/02)
Order Finding Non-Compliance and Imposing Fine/Lien (10/24/02)
Amended Affidavit of Compliance (9/30/05)
Request for Reduction of Penalty (7/14/05)
Specific Power of Attorney (7/1/05)
Property Appraiser Database Information
Estimated Costs for processing Case # 002-96-CEB (Planning Division)
Estimated Costs for processing Case # 002-96-CEB (SCSO)

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

CASE NO. 02-96-CEB

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

1 10000 100 1100 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000

Petitioner,

vs.

JANCIE T CLARK
3743 NORTHGATE DR APT 2
KISSIMMEE FL 34746

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04473 PG 1762
CLERK'S # 2002915271
RECORDED 07/26/2002 04:05:44 PM
RECORDING FEES 0.00
RECORDED BY L Woodley

Respondent.
_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 02-96-CEB, it is determined that the Respondent is:
(a) the owner of record of the property (Tax Parcel ID #12-20-30-509-0000-0150), located at 232 Jones Ave, Sanford, located in Seminole County and legally described as follows:

LOT 15 + W 40 FT OF LOT 16 SOUTH SANFORD HEIGHTS ADD PB 2 PG 119

- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code Section 95.3 as defined in Section 95.3(g)(h)(i)(p).

It is hereby ordered that the Respondent correct the violations on or before August 8, 2002. In order to correct the violations, the Respondent shall:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.
- 2) REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT LOCATED WITHIN 75' OF A STRUCTURE.
- 3) REMOVE THE REMAINS OR RUBBLE OF STRUCTURES WHICH HAVE BEEN BURNED, STRICKEN BY OTHER CASUALTY OR DEMOLISHED.
- 4) 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.

If the Respondent does not comply with the Order, a fine of \$ 150⁰⁰ will be imposed for each day the violations continue, or are repeated after compliance past August 8, 2002. The Respondent is further ordered to contact the Seminole County 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 official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 25th day of July, 2002, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Jean Metts
JEAN METTS, VICE CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 25th day of July, 2002, 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
MARCIA L. FULLER
MY COMMISSION # DD 014731
EXPIRES: April 2, 2005
Bonded Thru Notary Public Underwriters

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

By: *Marcia L. Fuller*
Date: 7/25/2002

Order.clark

SEMINOLE COUNTY CODE ENFORCEMENT
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

CASE NO: 02-96-CEB

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

Petitioner,

vs.

JANICE T CLARK

Respondent.

_____ /

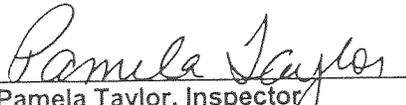
AFFIDAVIT OF NON-COMPLIANCE

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

1. That on **JULY 25, 2002**, 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 **AUGUST 8, 2002**
3. That a re-inspection was performed on **AUGUST 9, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **THE TRASH & DEBRIS, UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT, WITHIN 75' OF A STRUCTURE AND THE REMAINS AND RUBBLE OF A STRUCTURE HAVE NOT BEEN REMOVED FROM THE PROPERTY .**

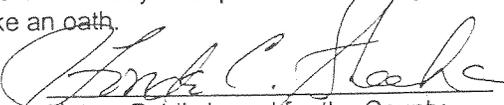
FURTHER AFFIANT SAYETH NOT.

DATED this 4TH day of September, 2002

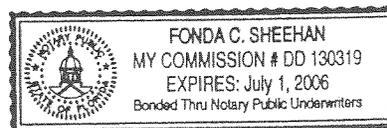

Pamela Taylor, Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 4TH day of September 2002, by Pamela Taylor, who is personally known to me and who did take an oath.


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 02-96-CEB

Petitioner,

vs.

JANCIE T CLARK
3743 NORTHGATE DR. APT 2
KISSIMMEE, FL 32746

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04575 PG 1122
CLERK'S # 2002965755
RECORDED 10/30/2002 10:27:40 AM
RECORDING FEES 10.50
RECORDED BY J Eckenroth

Respondent.

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID #12-20-30-509-0000-0150) located at 232 Jones Ave, Sanford, Florida, located in Seminole County and legally described as follows:

LOT 15 + W 40 FT OF LOT 16 SOUTH SANFORD HEIGHTS ADD PB 2 PG
119

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 25th day of July 2002, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Section 95.4 as defined in Section 95.3(g)(h)(i)(p), Seminole County Code.

Said Order required Respondent to take certain corrective action by August 8, 2002.

Said Order stated that a fine of \$150.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Non-Compliance bearing the date of September 4, 2002, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required actions, removing the accumulation of trash and debris, uncultivated vegetation in excess of 24" in height located within 75' of a structure, removing the remains or rubble of structures which have been burned, stricken by other casualty or demolished and objectionable, unsightly, and unsanitary matter, substance or material at this location has not been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated July 25, 2002, the Board orders that a fine of \$11,550.00 (total accrued fine up until hearing) is imposed against the property for each day the violation has continued past the date set for compliance, and a fine of \$150.00 per day is ordered against the property for each day the violation continues past October 24, 2002.

The Respondent 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 Respondent.

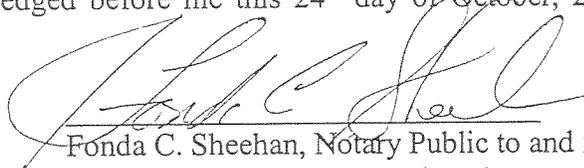
DONE AND ORDERED this 24th day of October, 2002, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


TOM HAGOOD, CHAIR

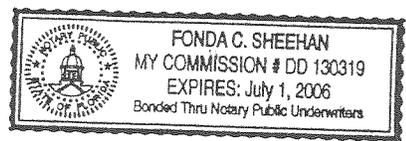
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 24th day of October, 2002, by Tom Hagood, who is personally known to me.



Fonda C. Sheehan, Notary Public to and for the
County and State aforementioned.
My Commission Expires:

Lien.CLARK



CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA
By: 
Date: 10.28.02

FILE NUM 2002965755
OR BOOK 04575
PAGE 1123

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

CaseNo.02-96-CEB

Petitioner,
vs.

Jancie T Clark

Respondent.
_____ /

Amended
AFFIDAVIT OF COMPLIANCE

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

1. That on **July 25, 2002** 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 **August 8, 2002**.
3. That a re-inspection was performed and the Respondent was in compliance on **July 13, 2005**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the trash & debris have been removed, that the uncultivated vegetation was less than 24" in height, and that the structure had been secured.

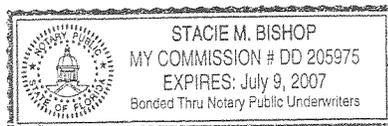
FURTHER AFFIANT SAYETH NOT. DATED this 30th day of September 2005.

Pamela Taylor
Pamela Taylor, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 30th day of September 2005, by Pamela Taylor, who is personally known to me.

Stacie M. Bishop
Notary Public in and for the County
and State Aforementioned



SEMINOLE COUNTY
CEB CASE NO. 02-96-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 JANICE T. CLARK

Property Address 232 JONES AVE SANFORD FL 32773

Phone number where you can be reached during the day (321) 377-5472

Is the property now in compliance? Yes No (If 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:

Jimmy D GREENE / POTENTIAL BUYER

I, Jimmy D Greene, do hereby submit this petition in request for a reduction in the total amount of penalty imposed and in support, offer the following statement:

THIS HOME WAS GIVEN TO JANICE CLARK BY HER FATHER SOON AFTER HER MOTHER PASSED AWAY IN 1991. HE GAVE IT TO HER BECAUSE Mrs CLARK WAS HAVING A HARD TIME FINANCIALLY LIVING SOLELY ON A 700⁰⁰/MONTHA DISABILITY CHECK. IN JUNE OF 2000 THE HOME WAS PARTIALLY BURNED DOWN. AND BECAUSE OF HER FINANCIAL PROBLEMS SHE DID NOT HAVE INSURANCE. Mrs CLARK WAS FORCED TO MOVE WITH HER FATHER, WHO WAS ALSO ON DISABILITY, TO THE GOOD SAMARITAN HOME IN KISSIMMEE, FL. SINCE Mrs CLARKS FATHER WAS ALSO ON DISABILITY, SHE WAS FORCED TO CARE FOR HIM UNTIL HIS DEATH IN 2003. UNABLE TO AFFORD LIVING EXPENSES ON HER CHECK ALONE, Mrs CLARK MOVED TO NORTH CAROLINA NEAR HER FAMILY WHO ALSO HELPED HER FINANCIALLY WITH BASIC NECESSITIES. UNFORTUNATELY BECAUSE OF HER DISABILITY AND LACK OF FUNDS, Mrs CLARK HAS BEEN UNABLE TO TAKE CARE OF THE PROPERTY PROPERLY.

MY NAME IS Jim GREENE AND I AM IN THE PROCESS OF TRYING TO PURCHASE THIS PROPERTY FROM Mrs CLARK. RECENTLY I HAVE DONE ALL OF THE WORK REQUIRED TO BRING THIS PROPERTY INTO COMPLIANCE. Pam Taylor INFORMED ME OF THE REQUIREMENTS AND WAS VERY HELPFUL IN ANSWERING ALL OF MY QUESTIONS. Mrs TAYLOR (CODE ENFORCEMENT OFFICER) INSPECTED THE PROPERTY ON 7/13/05 AND ISSUED AN AFFIDAVIT OF COMPLIANCE. WE RESPECTFULLY ASK FOR THE CODE ENFORCEMENT FINES TO BE FORGIVEN SO ONCE THE SALE IS COMPLETED I CAN BRING THIS PROPERTY UP TO THE STANDARDS OF THE REST OF THE

Date: 7/14/2005

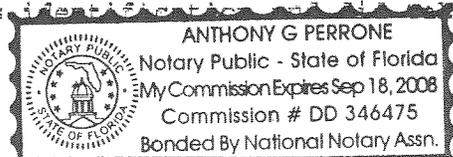
Signed [Signature] NEIGHBORHOOD.

Print Name: Jimmy D. GREENE JR

State of Florida
County of Seminole

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Jimmy D. Greene JR, 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 DRIVERS LIC as identification and take an oath.

Date: 7/14/05 [Signature]



NOTARY PUBLIC
My Commission Expires:

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT:

I, JANICE T. CLARK, of the City of FAITH, State of NORTH CAROLINA, have made, constituted and appointed, and by these presents, do make, constitute and appoint JIMMY D. GREENE JR, of the City of SANFORD, State of FLORIDA, my true and lawful ATTORNEY-IN-FACT, with full power and authority for me in my name, place and stead, to execute on my behalf and Note, Mortgage and any other documents in connection with the purchase and mortgage of or by me of the property located at 232 JONES AVE, City of SANFORD, State of FLORIDA, or more particularly known and described as:

This Power of Attorney shall not be revoked or terminated by my death as to my said attorney or any other person who, without actual knowledge or notice of my death, has acted or acts in good faith, under or in reliance upon this Power of Attorney, and any action so taken, unless otherwise invalid or unenforceable, shall be binding upon me or my heirs, devisees, legatees or personal representative, and an affidavit executed by my said attorney, setting forth that he has not, or had not, at the time of doing any act pursuant to this Power of Attorney, received actual knowledge or actual notice of the revocation or termination of this Power of Attorney, by death, disability or otherwise, or notice of any fact indicating the same, shall, in the absence of fraud participated in by my said attorney and another person or persons acting in reliance upon this Power of Attorney, be conclusive proof of the non-revocation or non-termination of this Power of Attorney at such time.

Every person, bank, governmental agency or corporation to whom an executed copy or a photocopy, or other similar copies of the executed original of this instrument is delivered may act in reliance thereon, and shall be fully protected in so doing, unless and until he, she, they or it shall have received written notice signed by me of the revocation of this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this / day of

July, 2005.

Sandra H. Creswell
Witness

Janice T. Clark
Signature (Seal)

Witness

State of North Carolina
County of D

The foregoing instrument was acknowledged before me this 1 day of July, 2005 by Darlene T. Clark, who is personally known to me or who has produced F.I.D. C462-43-54-873-0 as identification.

My Commission Expires:

July 21, 2006

Allen B. Fink

Notary Public

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																																	
GENERAL Parcel Id: 12-20-30-509-0000-0150 Owner: CLARK JANCIE T Mailing Address: PO BOX 148 City,State,ZipCode: FAITH NC 28041 Property Address: 232 JONES AVE SANFORD 32773 Subdivision Name: SOUTH SANFORD HEIGHTS ADD Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY		2005 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$20,064 Land Value Ag: \$0 Just/Market Value: \$20,064 Assessed Value (SOH): \$20,064 Exempt Value: \$0 Taxable Value: \$20,064 Tax Estimator 2005 Notice of Proposed Property Tax																																															
SALES <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>WARRANTY DEED</td> <td>02/1995</td> <td>02885</td> <td>1904</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1994</td> <td>02845</td> <td>1209</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1982</td> <td>01389</td> <td>1624</td> <td>\$100</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	02/1995	02885	1904	\$100	Improved	WARRANTY DEED	11/1994	02845	1209	\$100	Improved	WARRANTY DEED	04/1982	01389	1624	\$100	Improved	2004 VALUE SUMMARY 2004 Tax Bill Amount: \$339 2004 Taxable Value: \$20,064 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																							
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LAND <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>FRONT FOOT & DEPTH</td> <td>110</td> <td>133</td> <td>.000</td> <td>190.00</td> <td>\$20,064</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	FRONT FOOT & DEPTH	110	133	.000	190.00	\$20,064	LEGAL DESCRIPTION PLAT LEG LOT 15 + W 40 FT OF LOT 16 SOUTH SANFORD HEIGHTS ADD PB 2 PG 119																																			
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BUILDING INFORMATION <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1949</td> <td>3</td> <td>672</td> <td>984</td> <td>672</td> <td>SIDING BELOW AVG</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td colspan="3"></td> <td colspan="7">Appendage / Sqft SCREEN PORCH UNFINISHED / 192</td> </tr> <tr> <td colspan="3"></td> <td colspan="7">Appendage / Sqft OPEN PORCH UNFINISHED / 120</td> </tr> </tbody> </table>										Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1949	3	672	984	672	SIDING BELOW AVG	\$0	\$0				Appendage / Sqft SCREEN PORCH UNFINISHED / 192										Appendage / Sqft OPEN PORCH UNFINISHED / 120						
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NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																																																	

Estimate of Costs
CEB Case # 02-96-CEB
JIMMY GREENE, POTENTIAL BUYER
JANCIE T. CLARK, OWNER

<u>Postage</u>				
Regular	6	\$.37	\$ 2.22	
Certified	6	\$ 4.42	\$28.74	
				\$ 28.74
<u>Processing Time for Code Enforcement and BCC Action</u>				
Code Board Secretary	2 hours	\$ 12.50	\$25.00	
Code Board Attorney	1 hour	\$100.00		
Planning Manager's Review	1 hour	\$ 40.00		
Planning and Development Director's Review	1 hour	\$ 50.00		
Deputy County Manager's Review	1 hour	\$ 60.00		
County Attorney's Review	1 hour	\$100.00		
				\$375.00
Other associated costs not captured:				
Fleet expense, Phone expense, Utilities, Computer Support				
Costs for Recording Documents -				
# of first page docs - 5 # of additional page docs - 1				\$ 58.50
(\$10.00 first page, \$8.50 each additional page)				
<u>ESTIMATED COST FOR PROCESSING CASE # 02-96-CEB</u> <u>By the Planning Division</u>				\$462.24
<u>ESTIMATED COST FOR PROCESSING CASE # 02-96-CEB</u> <u>By the Seminole County Sheriff's Office</u>				\$182.07
<u>TOTAL COST FOR PROCESSING CASE # 02-96-CEB</u>				\$644.31

SEMINOLE COUNTY SHERIFF'S OFFICE
Affidavit For Reimbursement of Code Enforcement Officers Administrative Costs
Case No. 02-96-CEB

The Seminole County Sheriff's Office requests that the Department of Planning and Development petition the Board of County Commission to enter an order requiring the Respondent in the above-styled case to pay the costs of investigation incurred by this office during the investigation and presentation of said case. The below items detail the activities and associated costs for investigating this case.

Code Enforcement Officer: Pamela Taylor

DATE	PERSONNEL ACTIVITY	HOURS
03/07/02	Inspections: 04/04/02, 04/24/02, 06/13/02, 07/19/02, 08/09/02, 10/21/02, 07/13/05	4.0
06/01/05	Phone calls: 06/09/05, 07/06/05, 07/13/05	2.0
03/08/02	Letters: 04/04/02	1.0
07/25/02	CEB Hearing and 10/24/02	2.0
	TOTAL HOURS	9.0
		x \$20.23
	TOTAL PERSONNEL COSTS	\$ 182.07

DATE	TANGIBLE GOODS OR SERVICES	COST
1.		
2.		
3.		
4.		
	TOTAL TANGIBLE AND/OR SERVICE COSTS	\$ 00

The Seminole County Sheriff's Office has incurred actual costs in the amount of \$ 182.07 during the investigation and prosecution of the defendant in this case. Said costs are supported and documented as listed above. Personnel costs are calculated at a rate of \$20.23 per hour, as determined by the Financial Services Section of the Seminole County Sheriff's Office. Tangible goods and contractual services are indicated as required and at a direct cost to the Office.

Signature of Deputy / Investigator: Pamela Taylor Date: 08/03/05

Attested to this 3rd day of August, 2005, by Pamela Taylor
Code Enforcement Officer