

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 3005 Osceola Road – Rami Nassim, applicant; Request for a special exception for the placement of a mobile home in the A-5 (Rural Zoning) district.

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Kathy Fall EXT. 7344

Agenda Date 4/28/08 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **Deny** the request for a special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning) district; or
2. **Approve** the request for a special exception for the permanent placement of a mobile home in the A-5 (Rural Zoning) district; or
3. **Continue** the request to a time and date certain.

| | |
|--|---|
| GENERAL INFORMATION | Applicant: Rami Nassim Location: 3005 Osceola Road Zoning: A-5 (Agriculture) |
| BACKGROUND / REQUEST | The applicant is requesting the placement of a 1984 double wide mobile to replace an existing expired mobile home where mobile homes are allowed only by special exception. |
| STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2) | The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested: <u><i>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</i></u> Available records indicate that the surrounding parcels |

Reviewed by:
Co Atty: _____
Pln Mgr: _____

| | |
|--|---|
| | <p>along Osceola Road have a mixture of conventional homes, vacant large parcels and mobile homes.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></p> <p>Since the proposed use is a single-family unit that would not be highly intensive in nature, staff does not believe it would adversely impact adjoining transportation facilities.</p> <p><u>Is consistent with the Seminole County Vision 2020 comprehensive plan:</u></p> <p>The request would be consistent with the trend of low-density single-family land use, established in this area.</p> <p><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></p> <p>The subject property meets the minimum dimensional requirements of the A-5 zoning classification.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>The surrounding neighborhood historically has consisted of single family homes, mobile homes, agricultural uses, and vacant land. The current trend of development along Osceola Road is single-family residential with a several new houses built since 2000. The remaining mobile homes in the area received temporary approval from the Board of Adjustment although most approvals have expired.</p> |
| <p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING DISTRICT); LDC SECTION 30.104(a)</p> | <p>The BOA may permit any use allowed by special exception in the A-5 (Rural Zoning District) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land development code, that the use:</p> <p><u>Is consistent with the general zoning plan of the A-5 (Rural Zoning District):</u></p> <p>The proposed use is allowed only by special exception in the A-5 district. The proposed mobile home would be required to comply with the siting standards enumerated in section 30.1401 of the land development code, which are intended to minimize potential incompatibility with nearby conventional</p> |

| | |
|---|--|
| | <p>single-family homes as follows:</p> <ul style="list-style-type: none"> ○ The mobile home shall have safe and convenient vehicular access. ○ The mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting. <p><u>Is not highly intensive in nature:</u></p> <p>The request is not highly intensive in nature, as the proposed mobile home would only be permitted for single-family occupancy.</p> <p><u>Has access to an adequate level of urban services such as sewer, water, police, schools and related services:</u></p> <p>The subject property is served by on-site septic and well systems. Other county services, including schools and emergency services, are also available to the site.</p> |
| <p>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-5; LDC SECTION 30.103</p> | <p>A mobile home may be permitted as a special exception on a lot or parcel of record in the A-5 (Rural Zoning District), subject to the previously referenced mobile home siting standards in section 30.1401 of the Land Development Code.</p> |
| <p>STAFF RECOMMENDATION:</p> | <p>Staff does not have the authority to recommend time limits on mobile homes but the Board of Adjustment may describe reasonable time limits on special exceptions and/or mobile home requests (LDC Sec. 30.43 (4)). Permanent placement of a 1984 double wide mobile home in an area that is transitioning to single family is not in keeping with the policies established by the Board.</p> <p>Based upon the trend of development in the surrounding area staff would consider the permanent placement of a new mobile home that met "conventional home" design standards or the placing of a 1984 double wide mobile home as a temporary placement while the area is in transition.</p> <p>If the Board chooses to grant the Special Exception staff recommends the following conditions:</p> <ul style="list-style-type: none"> • Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan; |

| | |
|--|---|
| | <ul style="list-style-type: none">• The mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.• The mobile home shall have shingled roof, vinyl siding, skirting and other "conventional home" design conditional deemed appropriate by the Board of Adjustment. |
|--|---|

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

Support information:

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents

- Proposed Development Order

Fee: \$185.00 or \$73.00 for renewal of temporary mobile home

Application # ^{KT} BM 2008-02
Meeting Date 4-28-08



COPY

MOBILE HOME APPLICATION

SEMINOLE COUNTY PLANNING DIVISION

1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (if you are not the owner please provide a letter of authorization from the owner)

Name: Rami Nassim
Address: P.O BOX 1009 City: Geneva Zip code: 32732
Project Address: 3005 Oseola Rd City: Geneva Zip code: 32732
Contact number(s): 321-765-4305
Email address: _____

What is this request for?

- New mobile home
- Replacement mobile home
- Renewal of an expired existing mobile home
- Temporary mobile home or recreational vehicle while a house is under construction
- Placement of a mobile home for a medical hardship
- Night watchman mobile home

RECEIVED FEB 29 2008

Is the property available for inspection without an appointment? Yes No

What is year of the mobile home? 1984 * What is the size of the mobile home? 24 by 48

New or re-sited mobile homes must meet the requirements of the State of Florida Division of Motor Vehicles at time of permitting through the Seminole County Building Division..

How long do you need it? Permanent placement Yes No, limited placement for _____ years

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Mobile Home application and submittal checklist are provided to the Planning Division.

Signed: [Signature] 02-29-2008

FOR OFFICE USE ONLY

| | |
|---|--------------------------------|
| Date Submitted: <u>2-29-08</u> | Reviewed By: <u>P. Johnson</u> |
| Tax parcel number: <u>06-2032-300-0060-0000</u> | Zoning/FLU <u>A-5 / R-5</u> |
| <input type="checkbox"/> Medical hardship: Recent doctor letter submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split) <input type="checkbox"/> Platted Lot (check easements on lots / in dedication/notes) | |
| <input type="checkbox"/> Lot size _____ <input type="checkbox"/> Meets minimum size and width | |
| <input type="checkbox"/> Past approval # _____ <input type="checkbox"/> Application and checklist complete | |
| Notes: <u>BATCH# 104399</u> | |

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

| | |
|--------------------------------------|----------------|
| Name: <u>IBRAHIM NASSIM</u> | Name: _____ |
| Address: <u>P.O. Box 1009 Geneva</u> | Address: _____ |
| Phone #: <u>FL 32732</u> | Phone #: _____ |

| | |
|----------------|----------------|
| Name: _____ | Name: _____ |
| Address: _____ | Address: _____ |
| Phone #: _____ | Phone #: _____ |

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

| | |
|----------------------------|----------------------------|
| Name of Corporation: _____ | Name of Corporation: _____ |
| Officers: _____ | Officers: _____ |
| Address: _____ | Address: _____ |
| Directors: _____ | Directors: _____ |
| Address: _____ | Address: _____ |
| Shareholders: _____ | Shareholders: _____ |
| Address: _____ | Address: _____ |

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

| | |
|----------------------|----------------------|
| Name of Trust: _____ | Beneficiaries: _____ |
| Trustees: _____ | Address: _____ |
| Address: _____ | _____ |

(Use additional sheets for more space.)

02-29-2008

To Seminole County

I am IBRAHIM NASSIM owner of property

in Geneva 3003 OSCEOLA RD

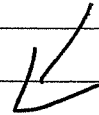
and do to my Demand AT my Job

I give my son the OK TO Apply signs

any papers that need to be ok'd

by me my son Rami Nassim

for any ? please call me at work



work #

TCM = (407) 323-6494

home #

321-765-4365

Thank you
and god bless

Ibrahim NASSIM

X

**SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: Rami Nassim Name of Partnership: _____
Principal: _____ Principal: _____
Address: P.O. Box 1009 Geneva FL Address: _____
(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: _____ Contract Vendee: _____
Name: _____ Name: _____
Address: _____ Address: _____
(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

02-29-2008
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 29 day of Feb., 2008 by Rami

Ebrahim Nassim

Patricia A. Elliott

Signature of Notary Public



Patricia A. Elliott

Commission # DD502877

Expires April 29, 2010

Print, Type or Stamp Name of Notary Public

Personally Known _____ OR Produced Identification ✓

Type of Identification Produced FL DL

| | |
|--|---------------------------|
| For Use by Planning & Development Staff | |
| Date: _____ | Application Number: _____ |

DR012 02 **DEVELOPMENT HISTORY DISPLAY** 2/29/08 16:03:00

FILE #: BA97-4-12TE **APPL:** IBRAHIM, NASSIEM

SEC: 06 **TWP:** 20 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: MH-IBRAHIM, NASSIEM

LOC: NW CORNER OF COCHRAN TRAIL AND SR-46.

LOT #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

P#1: 6 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:

RENEWAL OF AN EXISTING MOBILE HOME.

ACTION: APPROVED FOR 10 YEARS.

DATE: 042897

REMARKS:

CMD 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

FILE #: BA96-4-22TE **APPL:** NASSIEM, IBRAHIM H.

SEC: 06 **TWP:** 20 **RNG:** 32 **SUF:** **PL BK:** **PB PG:** **BLOCK #:**

DEVELOPMENT NAME: MH-NASSIEM, IBRAHIM H.

LOC: N SIDE OF SR-46 AND 3/8 MILE E OF OSCEOLA ROAD.

LOT #1: **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

PZ #1: 6 **#2:** **#3:** **#4:** **#5:** **#6:** **#7:**

REQUEST DESCRIPTION:

TO PLACE A MOBILE HOME.

ACTION: APPROVED FOR 2 YEARS.

DATE: 042296

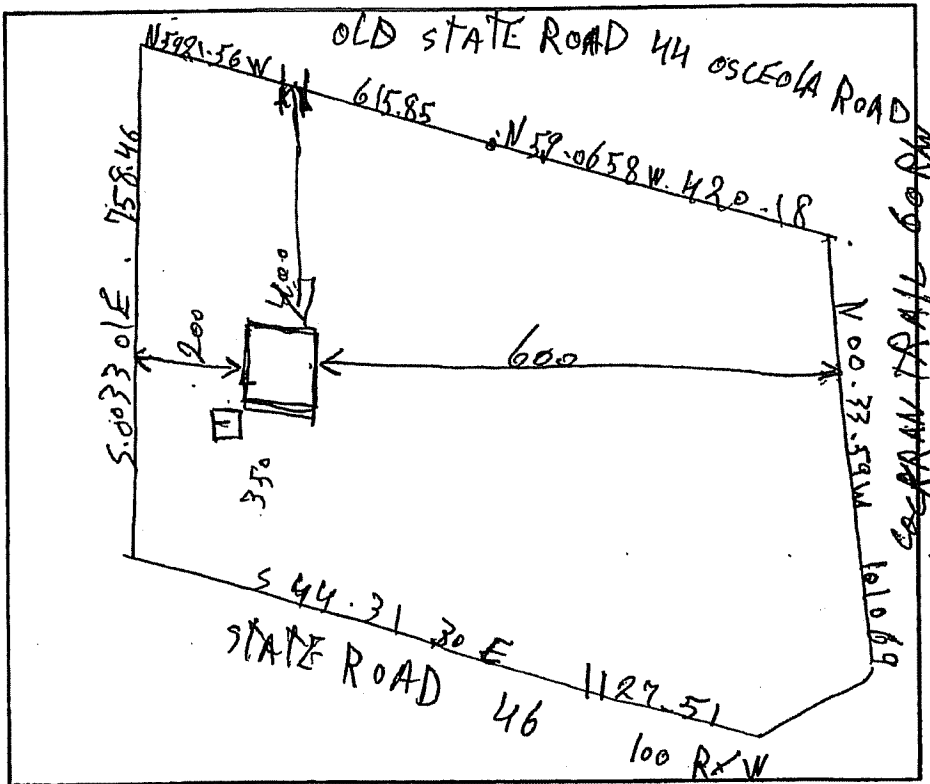
REMARKS:

CMD 1 - End Job **CMD 2** - Go to Search Prompt **HELP** - SCREEN AID

SITE PLAN

A site plan must be submitted along with any application for building permit or application for special exception or variance to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

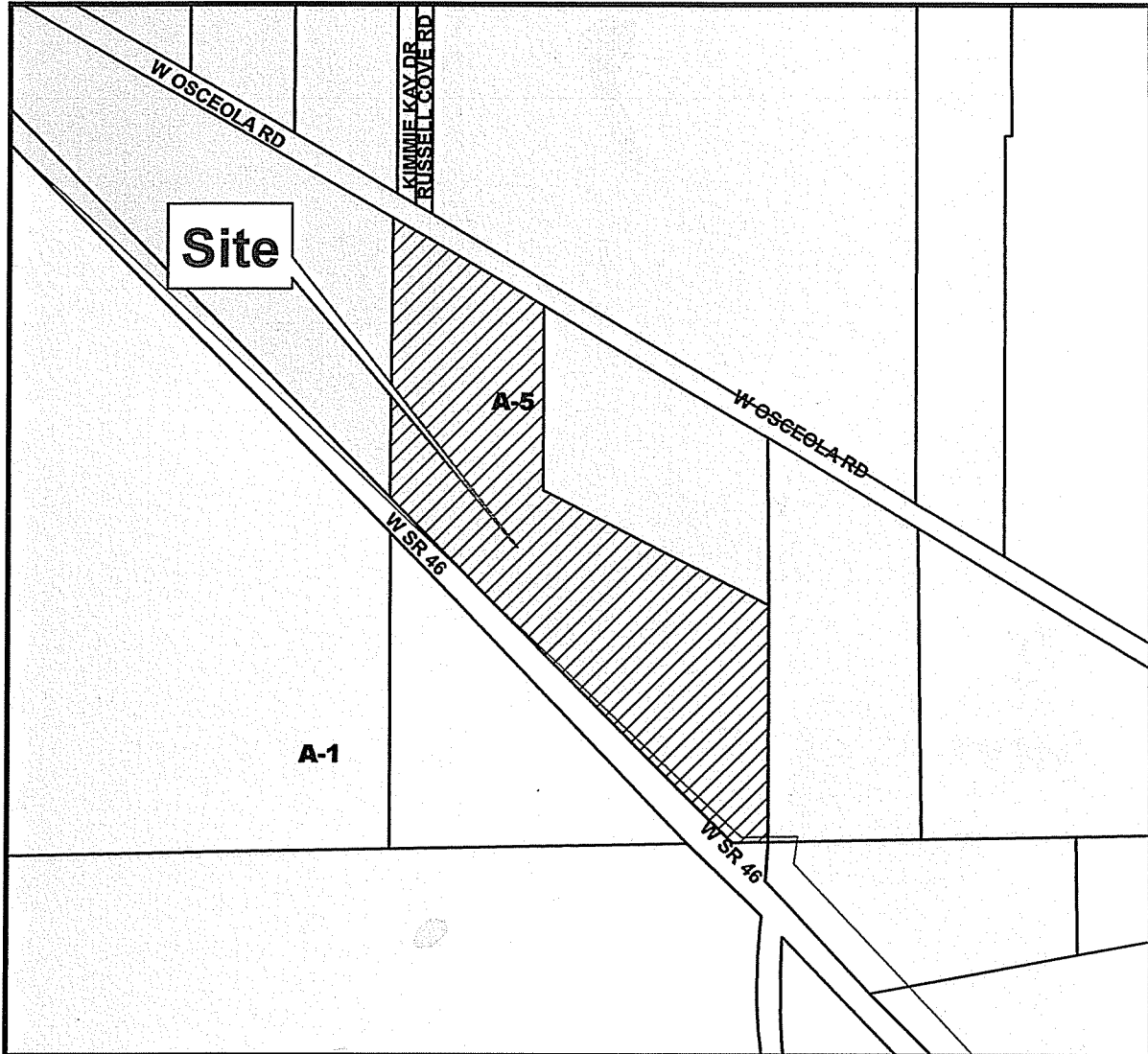
1. Dimensions of lot or parcel.
2. Name of abutting street or road.
3. Proposed location of home, accessory building or mobile home; showing setbacks to all property lines.
4. Any existing structures on property.
5. If any trees are to be removed, show location, size and type.
6. Any easements on property.



3-7-97
Date




TBRAHIM NASSIEM
Applicant


Ibrahim Nassim
3005 Osceola Road
Geneva, Florida 32732

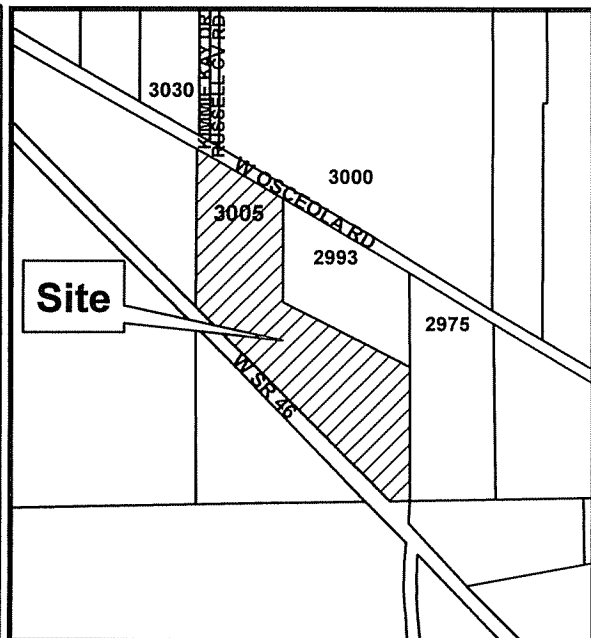


Seminole County Board of Adjustment
April 28, 2008
Case: BM2008-02 (Map 3055, Grid E5)
Parcel No: 06-20-32-300-0060-0000

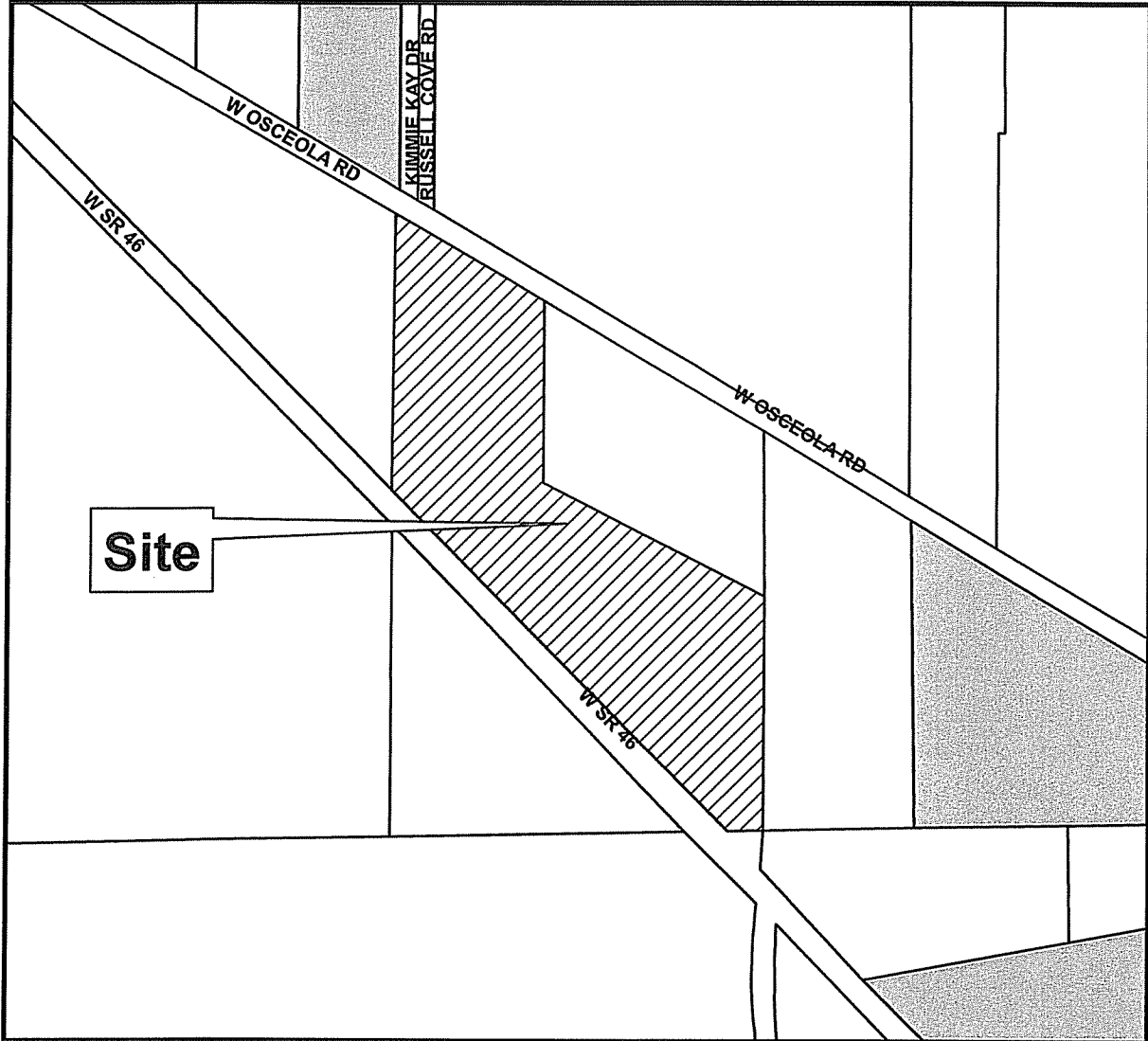
Zoning

-  BM2008-02
-  A-1
-  A-5

N










Ibrahim Nassim
3005 Osceola Road
Geneva, Florida 32732

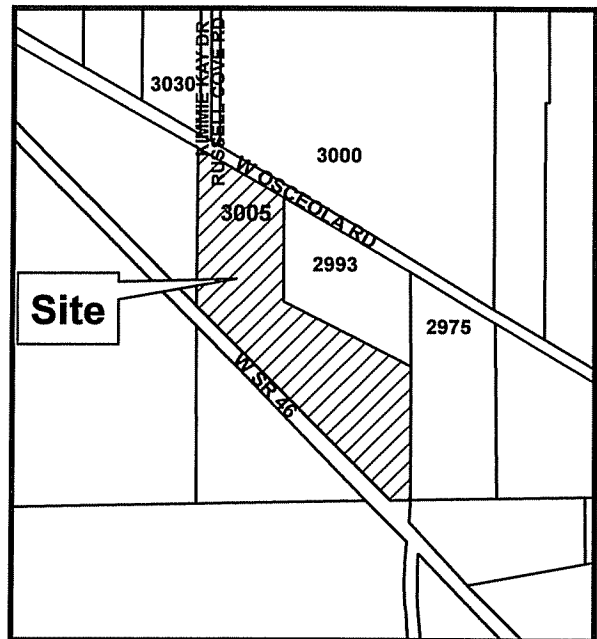


Seminole County Board of Adjustment
April 28, 2008
Case: BM2008-02 (Map 3055, Grid E5)
Parcel No: 06-20-32-300-0060-0000

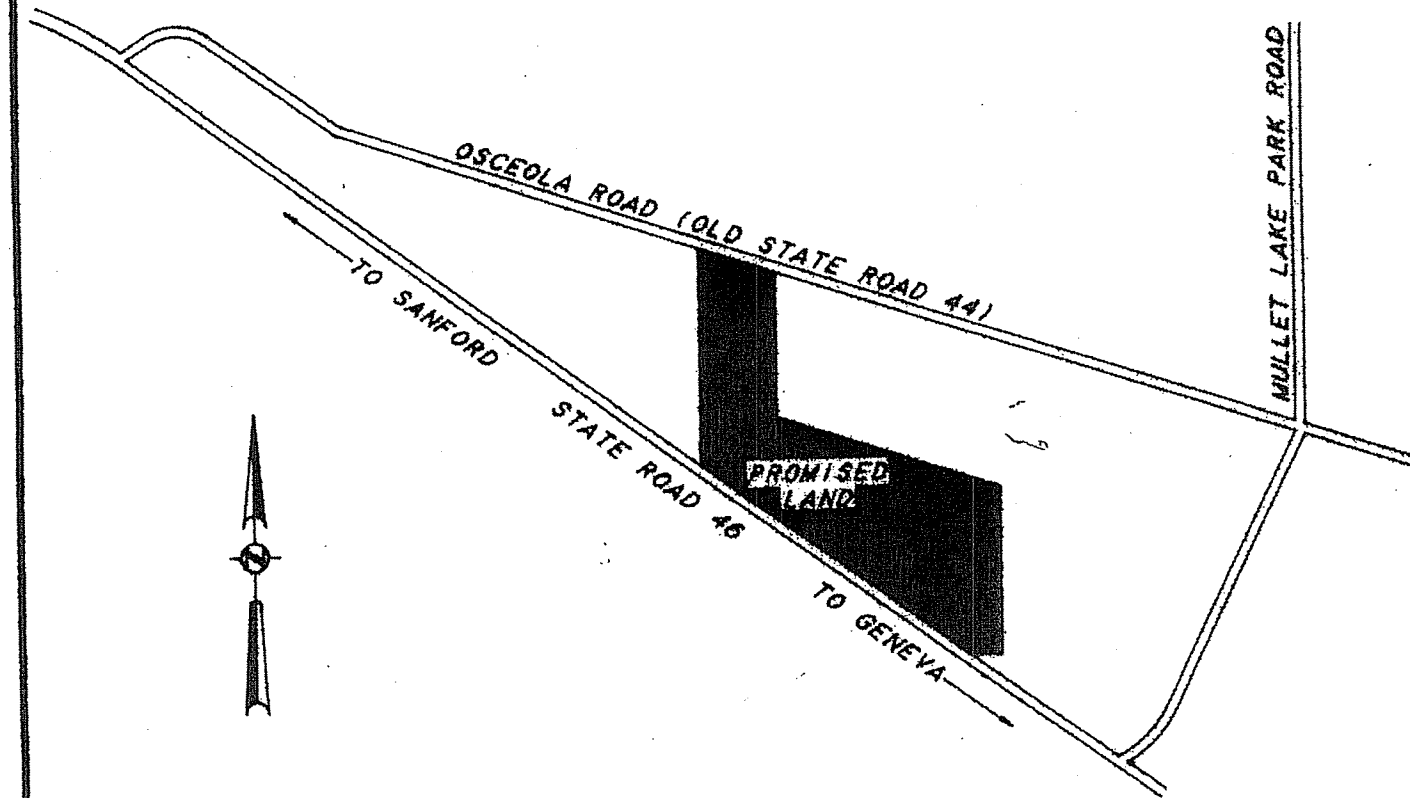
Parcel Use

-  BM2008-02mh
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home

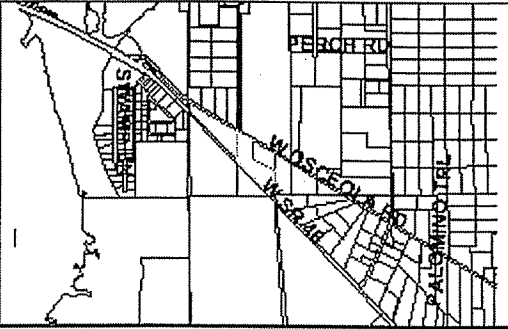
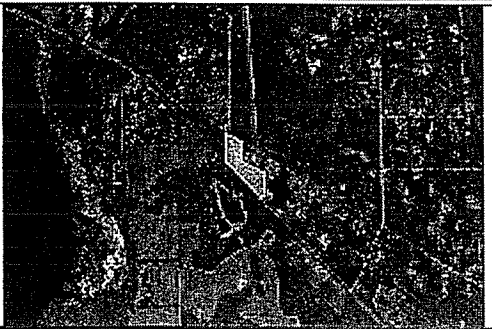
N




VICINITY MAP



(NOT TO SCALE)

| <p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p> |  |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-------------|------------|------------|------------|------------|-----------|-----------------|---------|--------------|-------------|-----------|--|----|-----------------|---------|--------------|-------------|-------|----------|----|-----------------|---------|--------------|-------------|-------|----------|----|-----------------|---------|--------------|-------------|-------|----------|----|-----------------|---------|--------------|-------------|-------|----------|----|-----------------|---------|--------------|-------------|-------|----------|----|---------------|---------|--------------|-------------|----------|--------|-----|---|
| <p style="text-align: center;">GENERAL</p> <p>Parcel Id: 06-20-32-300-0060-0000</p> <p>Owner: NASSIM IBRAHIM H</p> <p>Mailing Address: PO BOX 1009</p> <p>City,State,ZipCode: GENEVA FL 32732</p> <p>Property Address: 3005 OSCEOLA RD GENEVA 32732</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">Dor: 99-ACREAGE NOT AGRICULT</p> | | <p>2008 WORKING VALUE SUMMARY</p> <p>Amendment 1 impact not reflected.</p> <p style="text-align: right;">Value Method: Market</p> <p style="text-align: right;">Number of Buildings: 0</p> <p style="text-align: right;">Depreciated Bldg Value: \$0</p> <p style="text-align: right;">Depreciated EXFT Value: \$0</p> <p style="text-align: right;">Land Value (Market): \$258,840</p> <p style="text-align: right;">Land Value Ag: \$0</p> <p style="text-align: right;"><u>Just/Market Value:</u> \$258,840</p> <p style="text-align: right;">Assessed Value (SOH): \$258,840</p> <p style="text-align: right;">Exempt Value: \$0</p> <p style="text-align: right;">Taxable Value: \$258,840</p> <p style="text-align: center;"><u>Tax Estimator</u> <u>Portability Calculator</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>CORRECTIVE DEED</td> <td>08/2006</td> <td><u>06381</u></td> <td><u>1046</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>06/2006</td> <td><u>06306</u></td> <td><u>0932</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>02/2004</td> <td><u>05207</u></td> <td><u>1954</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>02/2003</td> <td><u>04728</u></td> <td><u>0277</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>01/2003</td> <td><u>04655</u></td> <td><u>0693</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>01/1996</td> <td><u>03020</u></td> <td><u>1161</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1995</td> <td><u>03013</u></td> <td><u>0080</u></td> <td>\$52,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Sales within this DOR Code</u></p> | | Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | CORRECTIVE DEED | 08/2006 | <u>06381</u> | <u>1046</u> | \$100 | Improved | No | QUIT CLAIM DEED | 06/2006 | <u>06306</u> | <u>0932</u> | \$100 | Improved | No | CORRECTIVE DEED | 02/2004 | <u>05207</u> | <u>1954</u> | \$100 | Improved | No | CORRECTIVE DEED | 02/2003 | <u>04728</u> | <u>0277</u> | \$100 | Improved | No | QUIT CLAIM DEED | 01/2003 | <u>04655</u> | <u>0693</u> | \$100 | Improved | No | CORRECTIVE DEED | 01/1996 | <u>03020</u> | <u>1161</u> | \$100 | Improved | No | WARRANTY DEED | 12/1995 | <u>03013</u> | <u>0080</u> | \$52,000 | Vacant | Yes | <p style="text-align: center;">2007 VALUE SUMMARY</p> <p style="text-align: right;"><u>2007 Tax Bill Amount:</u> \$3,823</p> <p style="text-align: right;"><u>2007 Taxable Value:</u> \$258,840</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> |
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CORRECTIVE DEED | 08/2006 | <u>06381</u> | <u>1046</u> | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QUIT CLAIM DEED | 06/2006 | <u>06306</u> | <u>0932</u> | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CORRECTIVE DEED | 02/2004 | <u>05207</u> | <u>1954</u> | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CORRECTIVE DEED | 02/2003 | <u>04728</u> | <u>0277</u> | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QUIT CLAIM DEED | 01/2003 | <u>04655</u> | <u>0693</u> | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CORRECTIVE DEED | 01/1996 | <u>03020</u> | <u>1161</u> | \$100 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 12/1995 | <u>03013</u> | <u>0080</u> | \$52,000 | Vacant | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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 style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">14.380</td> <td style="text-align: center;">18,000.00</td> <td style="text-align: center;">\$258,840</td> </tr> </tbody> </table> <p><u>Permits</u></p> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | ACREAGE | 0 | 0 | 14.380 | 18,000.00 | \$258,840 | <p style="text-align: center;">LEGAL DESCRIPTION</p> <p>SEC 06 TWP 20S RGE 32E BEG INT S LINE SEC & NLY R/W ST RD 46 RUN N TO SLY R/W OSCEOLA RD</p> <p>NWLY ALONG SLY R/W TO E LI OF W 1/2 OF SW 1/4 S TO NLY R/W ST RD 46 SELY TO BEG (LESS BEG 390.02 FT S</p> <p>88 DEG 48 MIN 06 SEC W & 610.90 FT N OF S 1/4 COR RUN N 61 DEG 59 MIN 16 SEC W 640 FT N 436.37 FT S 59</p> <p>DEG 21 MIN 58 SEC E 238 FT S 59 DEG 06 MIN 58 SEC E 420.18 FT S 400 FT TO BEG)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ACREAGE | 0 | 0 | 14.380 | 18,000.00 | \$258,840 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>NOTE: 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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |







