



AGENDA

Code Enforcement, Adjustments and Appeals Board

City of St. Augustine, Florida

Alcazar Room

Tuesday, December 14, 2021 at 3:00 p.m.

Regular Agenda

- 1. Roll Call**
- 2. Swearing in of Staff**
- 3. Election of Chair and Vice-Chair**
- 4. General Public Comments for Items Not on the Agenda**
- 5. Approval of Minutes**
 - a. Regular Meeting Minutes from November 9, 2021.
- 6. Disclosure of Ex-Parte Communications**
- 7. Building Code Variances**

(None)
- 8. Review of Previously Heard Cases**
 - a. CE2021-0215 Carol Lee Corbitt
[14 Myrtle Avenue](#)
City Code, Chapter 19, Section 19-4,
Certain growth and conditions prohibited.
- 9. Review of New Cases**

(None)
- 10. City Attorney Items**

(None)
- 11. Other Business**

(None)
- 12. Review of Conflict Statements from Previous Meeting**
- 13. Adjournment**

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments and Appeals Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
November 9, 2021

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, November 9, 2021, in the Alcazar Room at City Hall. The meeting was called to order by Stephen Simmons, Chairman, and the following were present:

1. ROLL CALL

Stephen Simmons, Chairman
Larry Weeks, Vice Chairman
Karen Valachovic
CeCe Reigle
Thomas Day
Brad Beach

Staff Present:

Richard Thibault, Assistant City Attorney
David Birchim, Director, Planning & Building Department
Richard Schauland, Building Official
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Officer
Robert van Mierop, Code Enforcement Officer
Venice Jones, Code Enforcement Officer
Meredith Randolph, Administrative Coordinator,
Recording

The City staff was sworn in.

**3. GENERAL PUBLIC COMMENT
FOR ITEMS NOT ON THE AGENDA**

None.

**4. APPROVAL OF MINUTES
(October 12, 2021)**

MOTION

Mr. Day moved to approve the minutes. The motion was seconded by Mr. Weeks and approved by a unanimous voice vote.

5. DISCLOSURE OF EX-PARTE

COMMUNICATIONS

None.

6. VARIANCES/TREE REMOVAL

None.

**7. REVIEW OF PREVIOUSLY HEARD
CASES**

Item 7 (a) 2021-0215

Carol Lee Corbitt
14 Myrtle Avenue
City Code, Chapter 19, Section 19-3,
Unlawful Conditions.
City Code, Chapter 19, Section 19-4,

Certain growth and conditions prohibited.

Mr. Fox introduced the case and read the code section for each violation. Mr. Fox reported the violation of Section 19-3 is a repeat violation for this property.

Mr. van Mierop reported the following:

- On October 12, 2021, the Board tabled this case until November 9, 2021, at which time Staff would provide proof if case was in compliance.
- If compliance was not met by November 9, 2021, the case would be heard at the December 14, 2021 meeting.
- On October 19, 2021, an inspection showed that the unsheltered junk and debris had been removed, there was some organization to the items on the outside porch, and the property was in compliance for that violation.
- Some of the weeds and grass had been moved away from the rear building, exposing a garage door and a structure that was in a state of disrepair. Much of the excessive growth of weeds and grass remained, and this property was not in compliance as of November 9, 2021 for that reason.

Mrs. Valachovic asked Staff if the property had been cleaned since the last meeting. Mr. van Mierop stated he

had not witnessed a noticeable difference since October 19, 2021.

Mr. Weeks asked Staff if the items at the side of the property would be considered unsheltered. Mr. van Mierop clarified the side of the property does not have stored junk or debris.

Mr. Day stated he drove by the property and witnessed the vines were overgrown.

Public comment was opened. No one spoke.

The Board made the First Motion and Second Motion. Respondent was not present for the First Motion, and the decision was reiterated to the Respondent when she arrived to testify. The Board did not vote on the Second Motion until after Respondent testimony.

After Mr. Beach introduced the Second Motion, Mrs. Reigle questioned uniformity on fines. The Board discussed how fines would be handled based on State Statutes and that cases would be handled on a case-by-case basis.

Respondent was present.

Carol Corbitt, of 14 Myrtle Avenue, spoke regarding the case. Respondent stated the work was completed the weekend after the October 12, 2021 meeting. She stated that Staff had not reached out to her regarding the lack of compliance. She requested City staff

to visit the property to specifically advise about the weeds and grass.

FIRST MOTION

Mr. Weeks moved to find the property in compliance with Section 19-3 and close that part of the case. The motion was seconded by Mrs. Valachovic. Motion carried unanimously.

SECOND MOTION

Mr. Beach moved to find the property in violation of Section 19-4 and give 10 days to correct the violation, and imposed a fine of \$25 per day after the 10 days. The motion was seconded by Mrs. Valachovic. Motion carried unanimously.

Item 7 (b) 2021-0219

**James A. Philcox
111 Zoratoa Avenue
City Code, Chapter 19, Section 19-4,
Certain growth and conditions
prohibited.**

Mr. van Mierop reported the following:

- On October 12, 2021, the CEAAB found the above property in violation of Chapter 19, Section 19-4, as it related to the untreated water that had been allowed to accumulate in the swimming pool.
- The CEAAB allowed the respondent ten (10) days to correct the violation. The CEAAB

also stipulated that a fine in the amount of \$250.00 per day would be imposed for each day the violation continued.

- On October 26, 2021 and November 9, 2021, inspections showed that the pool was not in compliance.
- The Respondent's daughter called Staff to inform the Respondent was in the hospital and would be unable to attend the meeting.

Public comment was opened. No one spoke.

Respondent was not present.

Mrs. Valachovic asked staff about abatement options for the pool. Mr. Fox clarified there may be liability issues if the City were to abate the property.

The Board discussed the code in violation and how it applies to the case.

MOTION

Mr. Weeks moved to continue the existing order of a fine of \$250 per day until the property is brought in compliance. The motion was seconded by Mrs. Valachovic.

VOTE ON MOTION:

YES: Weeks, Valachovic, Day, Beach, Simmons

NO: Reigle

MOTION CARRIED.

8. REVIEW OF NEW CASES

Item 8 (a) **2021-0231**

Rosenblum Living Trust

Ronald Rosenblum

12 Dupont Lane

**City Code, Chapter 25, Section 25-56,
Tree removal and replacement.**

Mr. Fox introduced the case and read the City code section for the violation, and the Florida Statute regarding fines for irreparable and irreversible damage.

Mr. van Mierop reported the following:

- On October 18, 2021, the Code Enforcement Office received a call from the property owner at 14 Dupont Lane advising that a tree had been removed from her property. She stated that the property owner at 12 Dupont Lane was responsible for the removal of the tree.
- On October 19, 2021, investigation showed that a 28" d.b.h. Southern Magnolia tree had been cut down at 14 Dupont Lane.
- On October 22, 2021, the Property Manager of 12 Dupont Lane, Michelle Thrower, called and advised staff that she made a mistake by hiring a tree company to remove the tree and that she would do whatever it takes to "make it right."
- On November 1, 2021, staff spoke with Ron Rosenblum, the property owner of 12 Dupont

Lane, and he stated that he had no intention of removing the tree.

Respondent was not present, but an authorized agent was present.

Michelle Thrower, of 141 Ashby Landing Way, spoke as an authorized agent on behalf of the property owner. Mrs. Thrower stated she hired the landscape company to clean the property. She stated the tree was dying and a “junk tree” and assumed the neighbors at 14 Dupont Lane would appreciate the removal of the tree. Mrs. Thrower said the property owner was not aware of the removal, and that no arborist wrote a report for the tree. Mrs. Thrower provided estimates to the Board for a replacement tree to be placed on 14 Dupont Lane.

Brian Sundstrom, landscaper, of 234 [unintelligible], spoke as a witness. Mr. Sundstrom stated he called the permitting office and was advised the tree should be measured at 4 feet from the ground. He stated the Southern Magnolia tree was under eighteen inches. He said a young woman at the City permitting office told him he was in compliance to remove the tree.

David Birchim, Planning and Building Director, clarified for the Board the City Code regarding diameter at breast height and significant tree removal. Mr. Birchim clarified that significant tree removal is heard by the Planning and

Zoning Board, and that Staff would have advised Planning and Zoning Board approval was needed if the tree was larger than eighteen inches in diameter at breast height. He further stated a tree three inches in diameter and larger requires a tree removal permit.

Public comment was opened.

Steve Bear, of 14 Dupont Lane, discussed the tree removal on his property. Mr. Bear stated he had been taking care of the tree for many years and attempted to nurse it back after it received damage from Hurricane Irma. He also stated the tree was removed at 9:30 on a Sunday morning.

The witness, Mr. Sundstrom stated that Meredith Randolph was the person he spoke to at the City. Ms. Randolph provided testimony of the sequence of events.

- The residents at 14 Dupont Lane left several voicemails for Code Enforcement on Sunday regarding the removed tree.
- A Code Enforcement Officer was sent to the property to confirm any violations on Monday.
- Mr. Sundstrom called on Monday and was advised tree trimming does not require a permit as long as it follows code. He was also advised that the tree removed without a permit was possibly a significant tree that could require going before the Code Enforcement, Adjustments and Appeals Board.

Mrs. Reigle clarified that based on testimony, the call from Mr. Sundstrom came on Monday, the day after the tree was removed.

Public comment was opened again.

Charles Pappas, of 46 Macaris Street, suggested that the Board use the Tree Mitigation Fund to replace the tree someplace in the City.

The Board discussed how it cannot be determined the tree was significant. The Board also discussed the possible penalties that could be imposed and tree replacement options. It was determined the tree replacement would be handled as a civil matter between the property owners at 12 and 14 Dupont Lane.

MOTION

Mrs. Reigle moved to find the Respondent in violation and imposed a fine of \$1,000 for the removal of a tree without a permit. The motion was seconded by Mr. Day.

VOTE ON MOTION:

YES: Reigle, Day, Beach, Weeks, Simmons

NO: Valachovic

MOTION CARRIED.

9. CITY ATTORNEY ITEMS

None.

10. OTHER BUSINESS

Mr. Simmons was presented with a City coin by Richard Schauland for his service on the Board.

**11. REVIEW OF CONFLICT
STATEMENTS FROM PREVIOUS
MEETING**

None.

12. ADJOURNMENT

Meeting was adjourned at 4:32 P.M.

Stephen Simmons, Chairman

Meredith Randolph, Administrative
Coordinator

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments & Appeals Board (CEAAB)

DATE: December 14, 2021

SUBJECT: Case Number: 2021-0215

RESPONDENT: Carol Lee Corbitt

LOCATION: 14 Myrtle Avenue Parcel Number 190940 0000

VIOLATION: Certain growth and conditions prohibited (weeds and grass)
Chapter 19, Section 19-4

BACKGROUND INFORMATION:

On November 9, 2021, the CEAAB found that the property was not in Violation as to Chapter 19, Section 19-3, unsheltered storage of junk and debris. The CEAAB found the above property to be in Violation of Chapter 19, Section 19-4, for the excessive growth of weeds and grass. The CEAAB allowed the Respondent ten days to correct the violation, or a fine of \$25.00 per day would be imposed for each day the violation continued. Staff met with the Respondent at her request following the CEAAB hearing and advised that the weeds and grass should be cut to at least four feet. On November 18, 2021, and again on December 1, 2021, inspections of the property showed that no noticeable work had been done to bring this property into compliance.

STAFF COMMENTS AND FINDINGS:

With the presented evidence, Staff finds that the Board may:

- Find the property in continued violation of Sec. 19-4 for the overgrown weeds and grass.
- Allow the respondent additional time to bring the property into compliance,
- Issue a fine up to \$250.00 per day as to violation of Sec. 19-4, for the overgrown weeds and grass, or impose the previously ordered fine of \$25.00 per day until the above property is in compliance.

If the CEAAB imposes a fine, it shall consider the following factors:

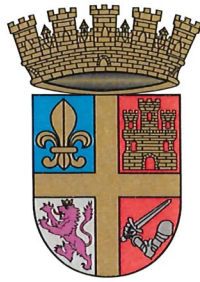
1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

Robert van Mierop
Code Enforcement Officer

Sec. 19-4. - Certain growth and conditions prohibited.

It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow conditions to remain thereon that create harborage for rodents, vermin, or mosquitos; or to allow the existence of depressions, excavations, containers, or any other condition on such premises wherein untreated water may accumulate and stand in such a manner as to make possible the propagation of mosquitoes thereon.

(Code 1964, § 14-14; Ord. No. 19-05, § 1, 4-22-19)



CITY OF
ST. AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION
AND OFFICIAL NOTICE OF
CEAAB HEARING**

November 9, 2021

Carol Lee Corbitt
14 Myrtle Avenue
St. Augustine, FL 32084

RE: **14 Myrtle Avenue
Certain growth and conditions prohibited.
City Code, Chapter 19, Section 19-4
CEAAB Case No. 2021-0215**

Dear Ms. Corbitt:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on November 9, 2021 relative to your case.

The CEAAB found the property in violation of Section 19-4 and issued an **"Order Finding Violation" allowing the Respondent ten (10) days from the date of the "Order" to correct the violation, or the Board stipulated that a fine of \$25 per day would be imposed for each day the violation continued.** A copy of the **"Order Finding Violation"** is attached. The CEAAB hearing was conducted in accordance with F.S. 162.07 and as a part of the hearing this "Official Notice" is being sent to you as required by State Law.

This will also serve as your **"Official Notice"** that **you or your Representative are advised to appear at the CEAAB Meeting on Tuesday, December 14, 2021 at 3:00 P.M.** in the Alcazar Room at City Hall, as you have been placed on the agenda for this meeting.

Please contact the Code Enforcement Division at 825-1066 if you have any questions concerning this correspondence.

Sincerely,

Robert van Mierop
Code Enforcement Inspector

Certified Mail: **7019 2280 0000 6192 8294**

cc: John P. Regan, City Manager
Richard Thibault, Assistant City Attorney
Darlene Galambos, City Clerk
CEAAB File

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: 2021-0215

IN THE MATTER OF:

CAROL LEE CORBITT
14 MYRTLE AVENUE
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 19, Section 19-4

VIOLATION SITE: **14 MYRTLE AVENUE**

LEGAL DESCRIPTION: **WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22**

PARCEL NUMBER: **190940 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **OCTOBER 12, 2021** AND **NOVEMBER 9, 2021**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on November 9, 2021, in accordance with Chapter 162 F.S.

The respondent and/or authorized representative was present at the November 9, 2021 Code Enforcement, Adjustments and Appeals Board meeting and testified under oath.

2. In response to a public complaint, the staff observed the following code violations on June 23, 2021:

Weeds and grass in excess of 12 inches

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

City Code, Chapter 19, Section 19-4

4. On July 15, 2021, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail. The notice gave the respondent fifteen (15) days to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On September 27, 2021, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of Hearing”** for October 12, 2021. AND the Official Notice of Hearing was placed at the property and with the City Clerk’s office on September 27, 2021 for the CEAAB Hearing for October 12, 2021.

6. On October 12, 2021, the Code Enforcement, Adjustments and Appeals Board tabled the case until the November 9, 2021 CEAAB Meeting, at which time City staff would provide proof the case is in compliance. The CEAAB stipulated that if the case is not in compliance by November 9, 2021, the CEAAB will hear the case at the December 14, 2021 meeting.
7. On October 18, 2021, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for November 9, 2021. **AND** the Official Notice was placed at the property and with the City Clerk's office on October 27, 2021 for the CEAAB Hearing for November 9, 2021.
8. **On November 9, 2021, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an "Order Finding Violation" which allowed the Respondent ten (10) days from the date of the "Order" to correct the violation, or the Board stipulated that a fine of \$25 per day would be imposed for each day the violation continued.**
9. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, December 14, 2021** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
10. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **9TH DAY OF NOVEMBER, 2021** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

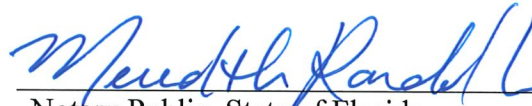


Stephen Simmons, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

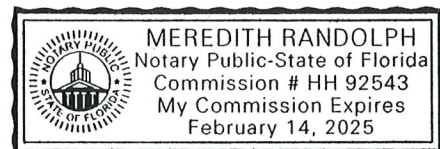
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stephen Simmons, by means of ☒ physical presence or ☐ online notarization, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 22nd day of
November, 2021.



Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carol Corbitt
14 Myrtle Avenue
St. Augustine, FL 32084

Planning/Budgeting

2. Article Number

(Transfer from service label)

7019 2280 0000 6192 8294

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED

DEC 03 2021

3. Service Type

- ☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

Domestic Return Receipt

14 Myrtle NOV 2021 order

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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

Postage

\$

Total

\$

Sent to

Street

City, State

Zip

Carol Corbitt

14 Myrtle Avenue

St. Augustine, FL 32084

Postmark
Here

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

See Reverse for Instructions

AFFIDAVIT OF SECONDARY SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE

Carol Lee Corbitt

14 Myrtle Avenue

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2021-0215

I, Robert van Mierop, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on December 3, 2021, I received a copy of the attached Notice of Hearing for the hearing dated December 14, 2021.
3. That on December 3, 2021, I
☒ Posted said Notice on the property located at
14 Myrtle Avenue, St. Augustine, FL 32084.
4. That on December 3, 2021, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

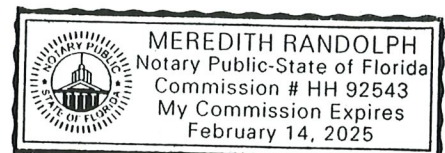
FURTHER, Affiant saith not.

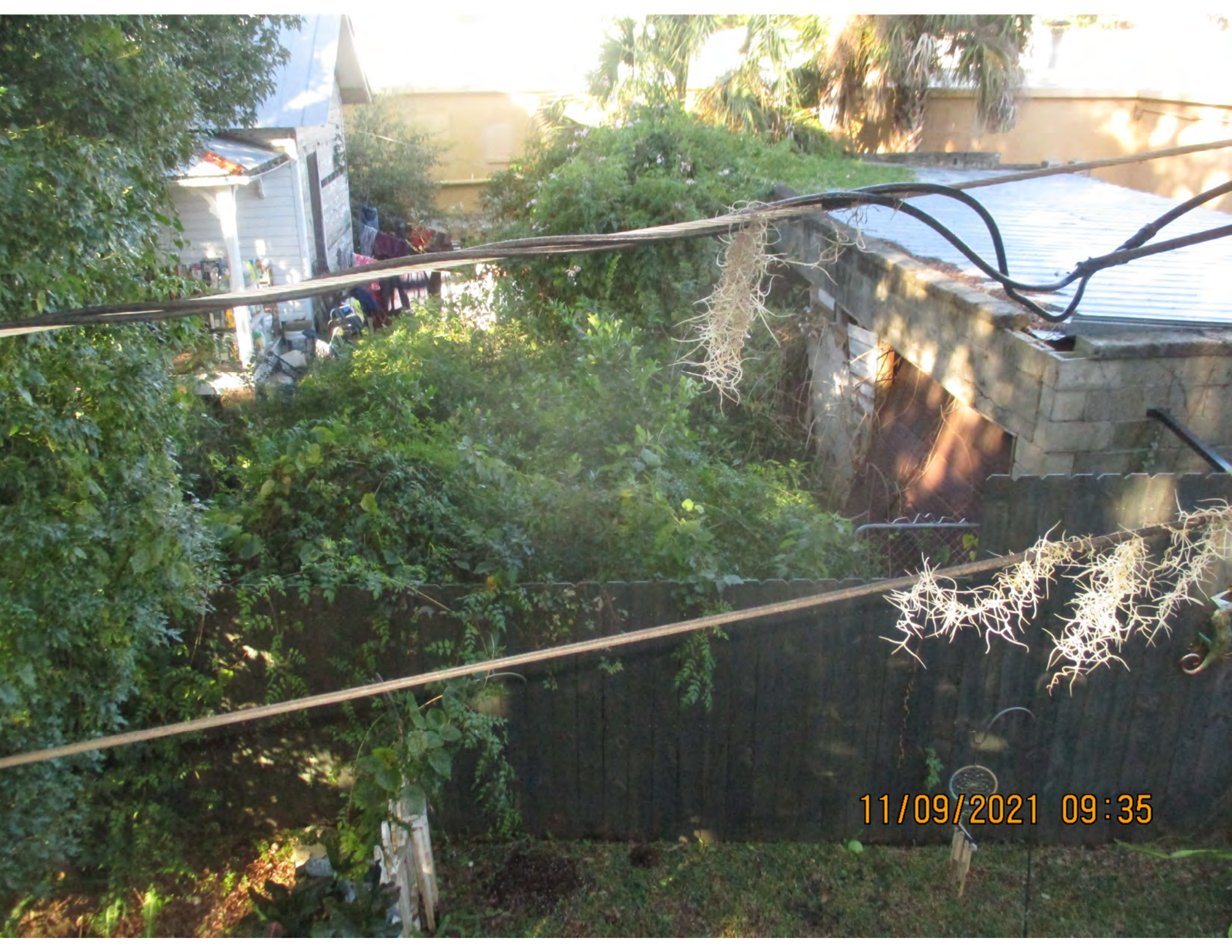
Robert van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF December, 2021.

Meredith Randolph
Notary Public, State of Florida

My Commission Expires: 14th day of February, 2025.

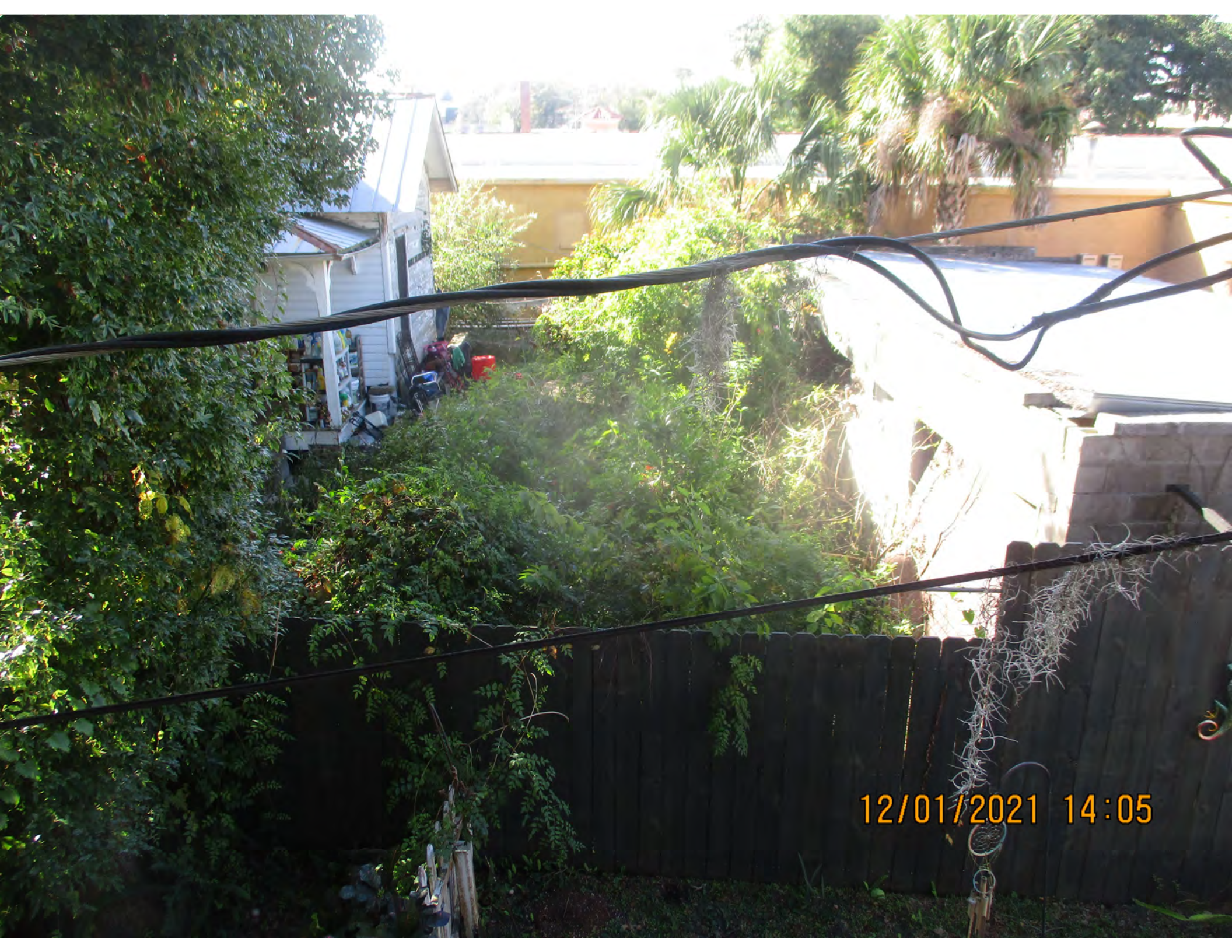




11/09/2021 09:35



11/18/2021 10:58



12/01/2021 14:05

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	1909400000
Location Address	14 MYRTLE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.150
Homestead	Y

Owner Name	Corbitt Carol Lee 100%
Mailing Address	14 MYRTLE AVE SAINT AUGUSTINE, FL 32084-2830

Map



Valuation Information

	2021
Building Value	\$77,639
Extra Features Value	\$3,903
Total Land Value	\$111,300
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$192,842
Total Deferred	\$142,362
Assessed Value	\$50,480
Total Exemptions	\$25,480
Taxable Value	\$25,000

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$82,707	\$3,903	\$84,800	\$0	\$0	\$171,410	\$49,783	\$146,627	\$24,783
2019	\$69,944	\$3,903	\$84,800	\$0	\$0	\$158,647	\$48,664	\$134,983	\$23,664
2018	\$73,356	\$3,903	\$82,680	\$0	\$0	\$159,939	\$47,757	\$137,182	\$22,757
2017	\$69,340	\$3,985	\$65,985	\$0	\$0	\$139,310	\$46,775	\$117,535	\$21,775
2016	\$62,021	\$3,985	\$59,890	\$0	\$0	\$125,896	\$45,813	\$105,083	\$20,813
2015	\$56,794	\$3,985	\$59,890	\$0	\$0	\$120,669	\$45,495	\$100,174	\$20,495
2014	\$52,022	\$3,985	\$54,325	\$0	\$0	\$110,332	\$45,134	\$90,198	\$20,134
2013	\$44,902	\$3,985	\$53,662	\$0	\$0	\$102,549	\$44,467	\$83,082	\$19,467
2012	\$46,662	\$3,985	\$53,662	\$0	\$0	\$104,309	\$43,724	\$85,585	\$18,724
2011	\$48,423	\$3,985	\$59,625	\$0	\$0	\$112,033	\$42,450	\$94,583	\$17,450
2010	\$50,184	\$3,985	\$66,250	\$0	\$0	\$120,419	\$41,823	\$103,596	\$16,823

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$480

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1498	Roof Cover	Cement Fiber Shingle
Conditioned Area	1614	Interior Flooring	Carpet, Pine Wood
Actual Year Built	1900	Interior Wall	Plaster
Use	Single Family Residence	Heating Type	Convection
Style	01	Air Conditioning	None
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	
Roof Structure	Gable Hip		

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Cement Fiber Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Convection	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	234	234
2 STORY	1320	660
PATIO	0	190
FINISHED OPEN PORCH	0	294
FINISHED OPEN PORCH	0	60
FRAME ADDITION	60	60

Total SqFt	1614	1498
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Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Low)	0	0	0	0	880
Residential Fence	0	0	0	0	30

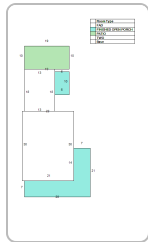
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	53	127	53	FF	\$111,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/1/1981	\$36,000.00		511	22	U	I		CORBITT CAROL LEE

Sketch Information



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Version 2.3.128

Dennis W. Hollingsworth Tax Collector

generated on 10/4/2021 11:17:00 AM EDT

Tax Record

Last Update: 10/4/2021 11:17:00 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year			
190940-0000	REAL ESTATE	2020			
Mailing Address CORBITT CAROL LEE 14 MYRTLE AVE SAINT AUGUSTINE FL 32084-2830 Physical Address 14 MYRTLE AVE					
Exempt Amount	Taxable Value				
\$25,000.00	\$24,783.00				
Exemption Detail HX 25000	Millage Code 452	Escrow Code			
Legal Description 07-07-30.15 Acres WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	49,783	25,000	\$24,783	\$115.33
ROAD	0.8444	49,783	25,000	\$24,783	\$20.93
HEALTH	0.0160	49,783	25,000	\$24,783	\$0.40
SCHOOL					
SCHOOL-STATE LAW	3.7050	49,783	25,000	\$24,783	\$91.82
SCHOOL - LOCAL BOARD	2.2480	49,783	25,000	\$24,783	\$55.71
SJRWMD	0.2287	49,783	25,000	\$24,783	\$5.67
MOSQUITO	0.2050	49,783	25,000	\$24,783	\$5.08
CITY OF ST AUGUSTINE	7.5000	49,783	25,000	\$24,783	\$185.87
FL INLAND NAV DISTRICT	0.0320	49,783	25,000	\$24,783	\$0.79
PORT AUTHORITY	0.0598	49,783	25,000	\$24,783	\$1.48
Total Millage		19.4926	Total Taxes	\$483.08	
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$65.73
Total Assessments					\$65.73
Taxes & Assessments					\$548.81
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
3/26/2021	PAYMENT	1124724.0001	2020	\$548.81

Prior Year Taxes Due
NO DELINQUENT TAXES