

Special Master Mandatory Imposition of Lien Hearing Checklist

** This checklist must be completed and accompany each case being reviewed for Lien Hearing**

? or N/A	Respondents Name <u>Shaver Lisa & Kaczmark Jennifer Niccole</u> Case # <u>25-0367</u> Site Address <u>1144 Nw Pine Chapel Dr</u> Respondent's Mailing Address <u>1144 NW Pine Chapel Dr Arcadia, FL 34266</u>
<input checked="" type="checkbox"/>	Case Notes in date order
<input checked="" type="checkbox"/>	Case Cost for Lien Hearing to date
<input type="checkbox"/>	Copies of receipts, if any, for any payments of or towards initial case cost
<input checked="" type="checkbox"/>	Property card after being verified
<input checked="" type="checkbox"/>	Tax Record after being verified
<input checked="" type="checkbox"/>	Deed Information after being verified
<input checked="" type="checkbox"/>	Complaint/Request
<input checked="" type="checkbox"/>	Affidavit of Non-Compliance
<input checked="" type="checkbox"/>	Copy of Facts and Finding from the original Special Master Hearing
<input checked="" type="checkbox"/>	Photographs of site visits in support of the case
	Any correspondence to or from the Respondent or the Respondent's representative
	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE, Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (R.O.W.) forms, etc.)

Information: *Any special instructions (IE, if posting affidavit is required, if some of the violations listed on the original Notice have been corrected, if the Hearing Notice needs to be sent to more than one person)*

Only the following violations will be referenced in the Notice of Mandatory Hearing:

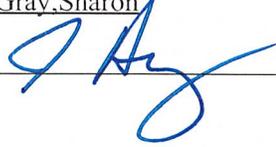
Section DCCO Section 11-302 of the County Code for Unauthorized dumping and accumulation prohibited
Section LDR Sec 20-97 of the County Code for Parking and storage of certain vehicles and trailers

Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.
 Will need an Affidavit of posting

Special Instructions

Officer's Name Gray, Sharon

Special Master Hearing on: 2/24/26

Reviewed by: 

Date: 1/27/26

SMCE 25-0367

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0367

CE 25-0367

Shaver Lisa & Kaczmark Jennifer Niccole

Respondents,

TO: Shaver Lisa & Kaczmark Jennifer Niccole
1144 Nw Pine Chapel Dr
ARCADIA FL 34266

RE: 1144 Nw Pine Chapel Dr, ARCADIA FL 34266

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on **November 10, 2025**, and previously provided to you by mail.
2. The Special Master hearing has been set for **February 24, 2026 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Final Order dated on **December 11, 2025**, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you 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.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this ____ day of _____, 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S. Mail on this _____ day of _____, 2026.

Certified Mailer# 9589 0710 5270 2678 5691 83

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,

vs.

CASE NO. SM-CE 25-0367

LISA SHAVER and JENNIFER
NICCOLE KACZMARK,

Respondents.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on October 28, 2025, upon a Notice of Violation filed against Respondents, Lisa Shaver and Jennifer Niccole Kaczmark. Respondents were present but not represented by counsel at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. The Respondents own and/or occupy the following real property in DeSoto County, Florida, to-wit:

Parcel # 30-37-24-0286-0000-1560

as described in Instrument # 201914003504 of the Official Records of DeSoto County, Florida, and more commonly known as 1144 Pine Chapel Drive, Arcadia, Florida (hereinafter the "Subject Property")

2. At all times material hereto, the subject property was zoned RM.

3. On or about May 13, 2025, DeSoto County Code Enforcement received a complaint concerning someone living in an RV on the property, junk and debris, and unlicensed vehicles on the property.

4. On May 15, 2025, a site inspection was conducted resulting in the finding that there were multiple travel trailers on the property, one being hooked to a generator, there was junk and debris, unlicensed vehicles, and piles of tires.

5. The County has alleged that the Respondent has violated the following:

A. DeSoto County Code of Ordinance (DCCO) Section 11-302 – Unauthorized dumping and accumulation prohibited - which prohibits the accumulation of garbage, refuse, rubbish, junk, debris, appliances, inoperative and derelict automobiles, boats,

Mailing # 9589 0710 5270 2678 5702 26

trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

B. LDR Section 20-97 Parking and Storage of certain vehicles and trailers - which prohibits the parking or storage outdoors of motor vehicles, recreational vehicles or trailers of any type, without current license plates, or which appear to be abandoned or in significant disrepair, in any district that allows residential use.

C. LDR Section 20-129 d Prohibited RM which prohibits living in a travel trailer in this zoning district.

D. LDR Section 20-97 (b) Parking and storage of Certain Vehicles and Trailers which prohibits connecting an RV, trailer or travel trailer to utilities (water, sewer or electric) and prohibits such vehicles from being occupied or used for storage unless in a proper zoning district or authorized for medical hardship.

6. Service of a Notice to Correct Violation and of the hearing in this case was duly made upon the Respondents.

7. Subsequent inspections, including an inspection on October 27, showed the violations remained.

8. Petitioner has incurred, or anticipates incurring, costs of \$28.63 in the prosecution of this case.

9. Respondents testified concerning the progress they have made towards compliance. They explaining the hardship resulting from the hurricanes and due to the death of Respondent Kaczmark's son. They further testified that the trailer was a FEMA trailer placed on the property because the house was not livable due to hurricane damage. Respondents are receiving assistance from Rebuild Florida but were experiencing financial difficulties that delayed the rebuild of the home.

CONCLUSIONS OF LAW

1. Respondents, by act, conduct, or omission, created or allowed conditions on the property in violation of DeSoto County Code of Ordinances Section 11-302; DeSoto County Land Development Regulations (LDR) Section 20-97; LDR Section 20-129; and LDR Section 20-97 (b).

ORDER

Respondents are hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violations of DCCO Section 11-302; DeSoto County Land Development Regulations (LDR) Section 20-97; LDR Section 20-97 (b) and LDR Section 20-129.

B. Within 30 days of the date of this Order, do all acts necessary to correct all violations.

C. To pay costs in the amount of \$28.63 which are assessed against Respondents in this cause and are payable within thirty (30) days of the date of this Order.

D. Failure to comply with the provisions of this Order shall subject Respondents to a fine of up to \$250.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondents' property pursuant to Section 162.09, Florida Statutes.

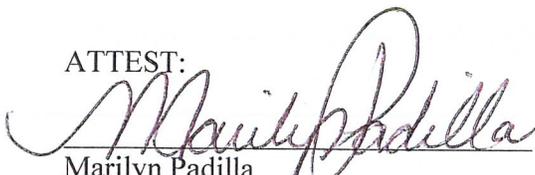
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED on November 10, 2025



Connie L. Collins, Esquire
Special Master, DeSoto County, Florida
Florida Bar No.: 813427

ATTEST:



Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia, FL 34266
and

Respondents: Lisa Shaver and Jennifer Nicole Kaczmark, 1144 Pine Chapel Dr., Arcadia, FL 34266

on this 12th day of November, 2025.

By: 

Sarah Milstead
Administrative Assistant

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Gray, Sharon hereby notifies the Special Master that the previous order of the Special Master (CE 25-0367) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

Description of non-compliance/violation(s) continuing from the previous Special Master Order:

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County. (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

LDR Sec 20-97 Parking and storage of certain vehicles and trailers: Motor vehicles, recreational vehicles or trailers, of any type, without current license *plates*, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

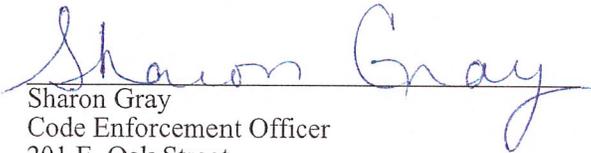
Dates of violation:

From 12/11/2025 the date set for compliance (or the date of the most recent prior inspection) To 01/14/2026 the date of my last inspection equals: **34 days in violation, with 2 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$28.63**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

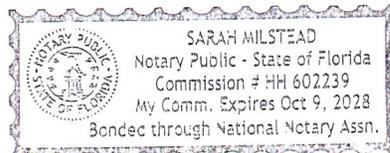
Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name Shaver Lisa & Kaczmark Jennifer Niccole
Case # 25-0367


Sharon Gray
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Before me, a notary public in and for said county and state, appeared Sharon Gray, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 14th day of January, 2026.


Notary Public



Code Enforcement Case: CE-25-0367

Entered on: 05/29/2025 4:24 PM

Printed on: 01/27/2026

Topic: Garbage and Debris
 Due Date: 02/03/26
 Initiated by: Citizen
 Hearing Date: 10/28/2025
 SM Case No: 25-0367

Status: Open - N2C issued/Posted
 Assigned To: Sharon Gray
 Area #: RM
 Hearing Time: 11:00 am

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name: _____
 Address: 1144 Nw Pine Chapel Dr , 34266
 Phone: _____ Cell #: _____
 APN : 30-37-24-0286-0000-1560

Owner Information

Owner Name: Shaver Lisa & Kaczmark Jennifer Niccole
 Address: 1144 NW Pine Chapel Dr
 Arcadia, FL 34266
 Phone: 989-390-8780 Cell #: _____

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	05/13/2025	10:14 am	Request 5205-LISA SHAVER - Living in an RV, junk and debris, as well as unlicensed vehicles on the property. Note: This is the owner's daughter that is living on the property she is well aware that the letters/ notices will go to that property under Lisa's name.
Inspection / Site Visit	Sharon Gray	05/15/2025	9:21 am	Site visit photos taken I had limited view from the road at the driveway due to the woods that line the property line. I spoke to Tommy who took the call to get more information. He told me to go around the corner and that you can see the property from there.
Inspection / Site Visit	Sharon Gray	05/15/2025	12:57 pm	Site visit photos taken I observed multiple travel trailers one that is hooked up to a generator. I observed unlicensed vehicles, junk & debris and piles and piles of tires.
Notice of Violation	Sharon Gray	06/02/2025		> Inspection Time:12:57 pm, Send to (Owner - Cert no=9589071052701588384916), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	06/02/2025	12:51 pm	Posted and mailed notice to correct photos taken
Return Receipt Received	Sharon Gray	06/16/2025		Return receipt received
Phone Call	Thomas Turnbull	06/16/2025	11:15 am	Lisa Shaver call and said her daughter is going blind and she has cleaned up some but will need more time. (989-390-8780)
Inspection / Site Visit	Sharon Gray	06/17/2025	2:08 pm	Site visit photos taken one travel trailer has been removed and they have also worked on removing debris.
Inspection / Site Visit	Sharon Gray	07/03/2025	10:08 am	Site visit photos taken progress still being made with the debris clean up.
Inspection / Site Visit	Sharon Gray	07/31/2025	10:48 am	Site visit photos taken I need to call Lisa Shaver
Inspection / Site Visit	Sharon Gray	08/20/2025	8:39 am	Site visit photos taken in violation set up for Special Masters
Turn in for Special Master Hearing	Sharon Gray	08/26/2025	9:15 am	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	08/26/2025	9:16 am	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	08/27/2025	8:53 am	Please prepare an affidavit of violation and Notice of Mandatory Hearing for October 28, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Sharon Gray	08/29/2025	3:21 pm	> Instrument No:201914003504 ,
Notice of Mandatory Hearing	Sharon Gray	08/29/2025	3:47 pm	Send to (Owner - Cert no=9589071052701588387436)

Proof of Posting	Sharon Gray	08/29/2025 3:52 pm	Send to (Owner - Cert no=9589071052701588387436)
Submitted for entry into Legistar	Sharon Gray	09/11/2025 2:52 pm	
Entered into Legistar for Hearing Agenda	Jill Kersey	09/17/2025 11:23 am	
Mail and Post Notice of Hearing and Violation	Sharon Gray	09/26/2025 10:26 am	Posted and mailed notice of hearing photos taken
Inspection / Site Visit	Sharon Gray	10/07/2025 8:56 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	10/14/2025 8:48 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	10/20/2025 9:06 am	Site visit photos taken in violation
Notice Returned unclaimed	Sharon Gray	10/23/2025	Notice returned
Inspection / Site Visit	Sharon Gray	10/27/2025 8:55 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	10/27/2025 12:33 pm	<p>I made a lot of progress, but then Hurricane Ian hit and destroyed nearly everything. The home became unlivable. The state provided me with the travel trailer that's currently on the property so I would have a safe place to live. I was told it was okay for me to stay in it since my home was destroyed by the storm. I have been in contact with rebuild Florida and hoping they will help me with demolition of th property, clean up and rebuilding.</p> <p>The reason for the generator is that FPL disconnected my electricity, and I have been trying to get it restored. Unfortunately, I cannot afford the required electrical inspection at this time, and the generator is the only way I have to power basic things like lights and a refrigerator.</p> <p>Before receiving this notice, I had already started correcting several of the violations. My son's camper had been one of the ones on the property, and I asked him to move it. He did — and only days later, on August 10, 2025, my son passed away. Since then, it's been incredibly painful for me to even be at the property. Everywhere I look, I see memories of him — where he parked, where he laughed, where we last talked. It's emotionally overwhelming just to be there, but I'm doing my best to face it and keep moving forward.</p> <p>A week after losing my son, I also lost my grandmother on August 17. Just days before that, on August 15, my brother suffered severe burns and was hospitalized. It has been an unimaginable time of grief, and I'm still trying to find my footing while dealing with all of this.</p> <p>I'm not trying to make excuses or avoid responsibility. I just want to be honest about my situation. I truly want to clean the property and make it right — I just need compassion, time, and a little understanding to get there.</p> <p>Please consider granting me an extension to continue cleaning and bringing the property into compliance. I will keep making progress as best I can, both physically and emotionally.</p> <p>Thank you so much for your time, your compassion, and for considering my situation with kindness.</p> <p>Can you also please tell me exactly what needs to be done to be in compliance .</p> <p>With heartfelt respect and gratitude, Jennifer Niccole Kaczmark 1144 NW Pine Chapel Dr Arcadia, FL 34266 Phone: 941-875-8668 Email: jenniferchaney5@gmail.com</p>
Case Notes	Sharon Gray	10/27/2025 1:56 pm	I showed Jorge the email he said that they can plead their case to the Special Master
Phone Call	Sharon Gray	10/27/2025 1:59 pm	Called and left a message

Special Master Hearing	Sharon Gray	10/28/2025 11:00 am	Special Masters Hearing Respondent was present was found in violation and ordered to correct with in 30 days of the order. A two year cease & desist. A non-compliance fine of up to \$250.00 per day, per violation. Case cost in the amount of \$28.63 to be paid in 30 days of the order.
Special Master Facts and Findings	Sarah Milstead	11/12/2025 11:30 am	Received Orders on November 10,2025. Mailed on November 12, 2025 (mailing #9589-0710-5270-2678-5702-26).
Return Receipt Received	Sharon Gray	11/21/2025	Received signed green card
Inspection / Site Visit	Sharon Gray	12/11/2025 10:23 am	Site visit photos taken in violation.
Inspection / Site Visit	Sharon Gray	01/14/2026 9:15 am	Site visit photos taken in violation
Special Master Mandatory Imposition of Lien Hearing Checklist	Sharon Gray	01/14/2026 3:24 pm	Send to (Owner)
Affidavit of Non Compliance for Lien Hearing	Sharon Gray	01/14/2026 4:42 pm	Send to (Owner)
Notice of Mandatory Imposition of Lien Hearing	Sharon Gray	01/27/2026 9:02 am	Send to (Owner - Cert no=9589071052702678569183)
Turn in for Special Master Hearing	Sharon Gray	01/27/2026 9:20 am	Submit for Lien Hearing

<i>Violations</i>			
#	Violation Type	Due Date	Status
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open
2	LDR Sec 20-97 - Parking and storage of certain vehicles and trailers Corrections Required:Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property		Open
3	LDR Sec. 20-129 d - Prohibited RM Corrections Required:Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.		Open
4	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers Corrections Required:Remove the unauthorized travel trailer for the property		Open

<i>Additional Addresses</i>	
Address Type:	Complainant
Name:	LISA SHAVER
Address:	1144 NW CHAPEL DR ARCADIA, FL 34266
Phone:	(989) 390-8780 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

CASE NUMBER: 0

YES	Violation founded	Owner Present	NO
	Days in violation	per day fine	<u>TOTAL</u>
	Lien	Previous case cost	
\$	8,514.64	Total lien cost	
		Current case cost	
	Cost of \$_____ to be paid in _____ days.		\$ - Total of case costs

CODE ENFORCEMENT COST BREAKDOWN

CE 25- Shaver/Kaczm
0367 ark

PHOTOS	Number of photos @ \$.15 per photo	28	\$ 4.20
SERVICE	Number of Certified letters @ \$10.44 per letter	0	\$ -
LEGAL SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$ 10.44
	DAYS	PENALTY	\$ 14.64
Non compliant days		34	\$ 250.00
Previous SM Case costs			\$ 8,500.00
1st Affidavit/hearing days			\$ -
2nd Affidavit/hearing days			\$ -
3rd Affidavit/hearing days			\$ -
4th Affidavit/hearing days			\$ -
5th Affidavit/hearing days			\$ -
6th Affidavit/hearing days			\$ -
		TOTAL	\$ 8,514.64

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 1/8/2026

Parcel: << 30-37-24-0286-0000-1560 (8028) >>

Owner & Property Info

Result: 8 of 10

Owner	SHAVER LISA & KACZMARK JENNIFER NICCOLE JT/ROS ARCADIA, FL 34266		
Site	1144 NW PINE CHAPEL DR, ARCADIA		
Description*	PINE CREEK ACRES PARCEL 156 IN SEC 31 INST:200714012280 INST:201914003504		
Area	5.07 AC	S/T/R	30-37-24
Use Code**	SINGLE FAMILY (0100)	Tax District	7

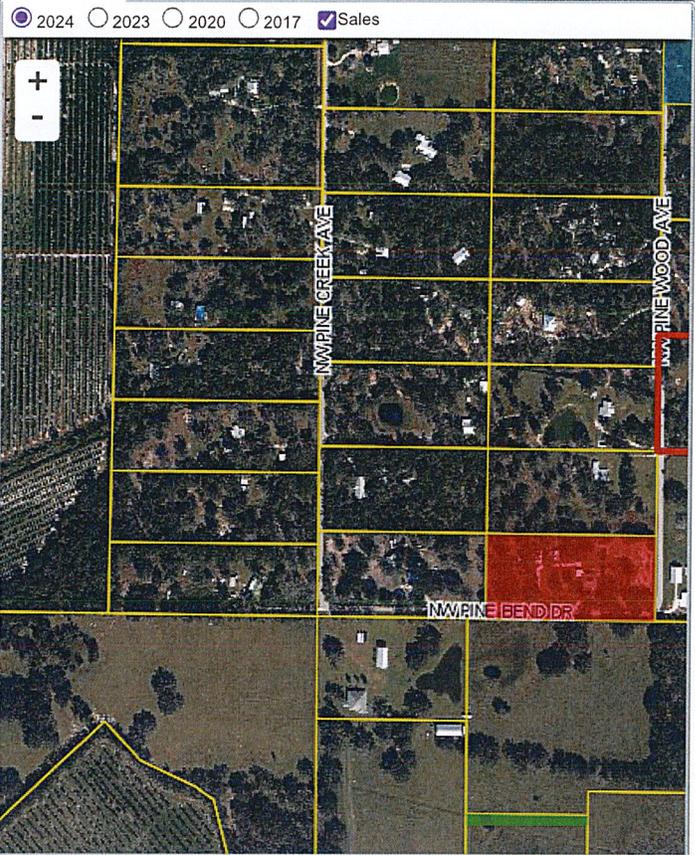
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$126,750	Mkt Land	\$126,750
Ag Land	\$0	Ag Land	\$0
Building	\$49,425	Building	\$51,483
XFOB	\$2,968	XFOB	\$2,948
Just	\$179,143	Just	\$181,181
Class	\$0	Class	\$0
Appraised	\$179,143	Appraised	\$181,181
SOH/10% Cap	\$89,129	SOH/10% Cap	\$88,557
Assessed	\$90,014	Assessed	\$92,624
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$40,014 other:\$40,014 school:\$65,014	Total Taxable	county:\$41,902 other:\$41,902 school:\$67,624

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Building Photo Google Maps



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/30/2019	\$100	201914003504	QC	I	U	11
11/30/2007	\$100	200714012280	WD	I	U	
3/23/2007	\$100	594 / 2692	QC	I	U	
10/15/1987	\$100	241 / 542	QC	I	U	
11/1/1984	\$9,500	207 / 566	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1975	1344	1556	\$51,483

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0525	BARN-UC	1991	\$2,688.00	896.00	28 x 32
0850	CONCR SLAB	1975	\$250.00	400.00	20 x 20

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	5.070 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$126,750	RM

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 8 of 10

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS		VALUATION SUMMARY									
ELEMENT	CD	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SD	NORM	% COND
Exterior Wall	02	01	1,389	98.8380	123.55	171,611	1975	1975	0	0	30	34.50	30.00
Roof Structure	03	01											
Roof Cover	01												
Interior Wall	05												
Interior Floor	08												
Air Condition	03												
Heating Type	04												
Bedrooms	3												
Bathrooms	1.5												
Frame	02												
Stories	0												
Architectural	01												
Units	0												

EXTRA FEATURES		TOTAL OBIXF		TOTAL OBIXF		
L	N	OBIXF	DESCRIPTION	BLD CAP	L	W
1	0525	BARN-UC	0 100	28	32	
2	0850	CONCR SLAB	0 100	20	20	

TOTALS		TOTALS		TOTALS	
AREA	PCT OF GROSS AREA	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	ADJ UNIT PRICE
1,248	100	1993	1,248	46,257	6.00
128	75	1993	96	3,558	2.50
180	25	1993	45	1,668	2.50

LAND DESCRIPTION		TOTALS		TOTALS	
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	0100	C	SFR		100

REVIEW DATE		BY		KG	
DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION
04/25/2025					



SALES DATA		OFF RECORD	
DATE	TYPE	Q	V
5/30/2019	QC	U	I

BUILDING NOTES		OFF RECORD	
GRANTEE	DATE	Q	V
SHAVER LISA & KACZM	11/30/2007	WD	U
SHAVER GEORGE C & CAR			
SHAVER GEORGE C & S			

BUILDING DIMENSIONS		OFF RECORD	
BASE	STP	F	S
1993	1993	18	24

VALUATION SUMMARY		OFF RECORD	
VALUATION BY	TAX GROUP	Q	V
7	7	U	I

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 723700 2025

R 30-37-24-0286-0000-1560

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	NOV1-DEC1	DEC2-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$1267.75	\$1280.95	\$1294.16	\$1307.36	\$1320.57

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$287.76
COUNTY LAW ENF	.0029406	\$123.22
SCHOOL LRE	.0030330	\$205.10
SCHOOL DISC	.0022480	\$152.02
SOUTHWEST WATER MGMT	.0001831	\$7.67
TOTAL AD-VALOREM:		\$775.77

**SHAVER LISA &
KACZMARK JENNIFER NICCOLE
JT/ROS
1144 NW PINE CHAPEL DR**

5.070 ACRES
PINE CREEK ACRES
PARCEL 156 IN SEC 31
INST:200714012280
INST:201914003504

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$115.00
Asmt - FIRE	\$145.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$239.30
TOTAL NON-AD VALOREM:	\$544.80

FAIR MKT VALUE	\$181,181.00	DIST	7
ASSESS	\$92,624.00	EXEMPT VALUE	\$50,722.00
TAXABLE VALUE	\$41,902.00		

COMBINED TAXES & ASMTS: **\$1,320.57**
DISCOUNT: **-\$26.41**
UNPAID BALANCE: **\$1,294.16**



Exemptions: HX HB

**Property Address:
1144 NW PINE CHAPEL ARCADIA 34266**

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
303724028600001560	R	2025	\$775.77	\$544.80	N/A	\$0.00	\$1,294.16
303724028600001560	R	2024	\$757.42	\$471.63	4/21/2025	\$1,265.92	\$0.00
303724028600001560	R	2023	\$788.52	\$464.82	4/21/2025	\$734.34	\$0.00
303724028600001560	R	2022	\$865.55	\$454.67	3/6/2025	\$1,233.37	\$0.00
303724028600001560	R	2021	\$870.12	\$448.16	7/10/2023	\$1,531.27	\$0.00
303724028600001560	R	2020	\$858.30	\$442.81	3/21/2023	\$1,511.77	\$0.00
303724028600001560	R	2019	\$1,769.39	\$438.38	4/14/2022	\$2,534.64	\$0.00
303724028600001560	R	2018	\$1,639.11	\$432.50	3/1/2021	\$2,379.33	\$0.00
303724028600001560	R	2017	\$1,439.64	\$390.50	8/5/2019	\$2,105.12	\$0.00
303724028600001560	R	2016	\$598.16	\$390.50	6/7/2018	\$1,149.56	\$0.00
303724028600001560	R	2015	\$632.98	\$311.50	3/9/2016	\$944.48	0.00
303724028600001560	R	2014	\$590.84	\$287.50	4/6/2015	\$904.69	0.00



Return to:
Name: Lisa Shaver
Address: 1144 NW Pine Chapel Dr.
Arcadia, Florida 34266

Inst: 201914003504 Date: 05/30/2019 Time: 1:56PM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

This Instrument Prepared by:
Lisa Shaver

Property Appraisers Parcel I.D. (Folio) Number(s): 30-37-24-0286-0000-1560

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 30th day of May 2019, by and between Lisa Shaver, a single woman, survivor of joint tenancy created by deed recorded as Inst. # 200714012280, Public records of DeSoto County, Florida, whose post office address is: 6846 SW Albritton St. Arcadia, Florida 34266, hereinafter called the grantor.

To Lisa Shaver, a single woman and Jennifer Niccole Kaczmark, a married woman, as Joint Tenants With Right of Survivorship whose post office address is: 1144 NW Pine Chapel Dr. Arcadia, Florida 34266, hereinafter called the grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in DeSoto County, Florida, to wit:

LOT 156, PINE CREEK ACRES, an unrecorded plat of DeSoto County , Florida, being more particularly described as follows:

BEGIN at the Southwest corner of the East ½ of Section 31, Township 37 South Range 24 East, DeSoto County, Florida; thence N 00°05'58" E along the West line of said tract, 663.78 feet to the Point of Beginning; thence continue same line 456.25 feet; thence S 89°12'27" E, 484.69 feet; thence S 00°36'58" W, 456.32 feet; thence N 89°11'42" W, 480.57 feet to the Point of Beginning, SUBJECT to a thirty-three (33') foot easement along the South and West sides for road, drainage and utilities and a fifteen (15') foot drainage easement along the East side.

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Karen M. Smith
Witness Printed Name: KAREN M. SMITH

Lisa Shaver
Lisa Shaver

Witness Signature: Diana L. Heitman
Witness Printed Name: Diana L. Heitman

STATE OF Florida
COUNTY OF Desoto

The foregoing instrument was acknowledged before me this, 30th day of May, 2019 by Lisa Shaver. She is personally known to me or has produced driver license(s) as identification

My Commission Expires:

Karen M. Smith
Printed Name: KAREN M. SMITH
Notary Public





[Search Again](#)

Your results are shown below. You may click a column heading to sort that column. Clicking the same heading again will reverse the order of the search.

Page Size:

4 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
SHAVER LISA LYNN	F	11/01/2024	UNK	202414008236	0/0	7	\$0.00	1974 SKYL DWMH ID #0165444AH & ID #0165444BH View Image
SHAVER LISA	F	05/30/2019	D	201914003504	0/0	1	\$10.00	LT 156, PINE CREEK ACRES View Image
SHAVER LISA JTROS	T	05/30/2019	D	201914003504	0/0	1	\$10.00	LT 156, PINE CREEK ACRES View Image
SHAVER LISA	T	12/05/2007	D	200714012280	0/0	1	\$10.00	LOT 156 PINE CREEK ACRES View Image

4 items found, displaying all items.

1

Customer Information

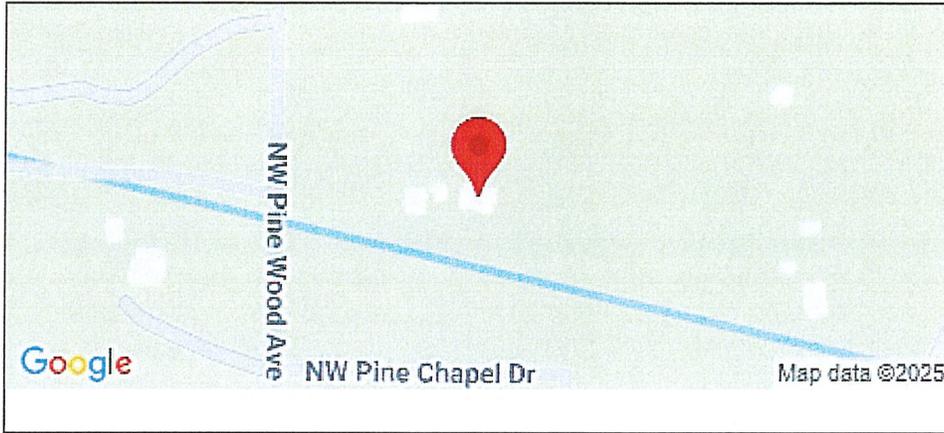
Name: LISA SHAVER
Address: 1144 NW CHAPEL DR
ARCADIA, FL 34266

Phone: (989) 390-8780
Alt. Phone:
Email:

Request Classification

Topic: Other - Code Enforcement
Status: Open
Assigned to: Sharon Gray
Property Address: 1144 NW Pine Chapel Dr

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 30-37-24-0286-0000-1560

Description

Living in an RV, junk and debris, as well as unlicensed vehicles on the property.
Note: This is the owner's daughter that is living on the property she is well aware that the letters/ notices will go to that property under Lisa's name.

Reason Closed

Date Expect Closed: 05/27/2025

Enter Field Notes Below

Notes: Multiple travel trailers, unlicensed vehicles, junk & debris, check the condition of the home on property appraisers Unauthorized dumping, construction debris, tires

Notes Taken By: _____

Date: _____

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Gray, Sharon** hereby notifies the Special Master that the previous order of the Special Master (**CE 25-0367**) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

Description of non-compliance/violation(s) continuing from the previous Special Master Order:

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County. (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

LDR Sec 20-97 Parking and storage of certain vehicles and trailers : Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

Dates of violation:

From **12/11/2025** the date set for compliance (or the date of the most recent prior inspection) To **01/14/2026** the date of my last inspection equals: **34 days in violation, with 2 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$28.63**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name **Shaver Lisa & Kaczmark Jennifer Niccole**
Case # **25-0367**


Sharon Gray
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Before me, a notary public in and for said county and state, appeared Sharon Gray, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 14th day of January, 2026.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,
vs.

CASE NO. SM-CE 25-0367

LISA SHAVER and JENNIFER
NICCOLE KACZMARK,

Respondents.
_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on October 28, 2025, upon a Notice of Violation filed against Respondents, Lisa Shaver and Jennifer Niccole Kaczmark. Respondents were present but not represented by counsel at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. The Respondents own and/or occupy the following real property in DeSoto County, Florida, to-wit:

Parcel # 30-37-24-0286-0000-1560

as described in Instrument # 201914003504 of the Official Records of DeSoto County, Florida, and more commonly known as 1144 Pine Chapel Drive, Arcadia, Florida (hereinafter the "Subject Property")

2. At all times material hereto, the subject property was zoned RM.

3. On or about May 13, 2025, DeSoto County Code Enforcement received a complaint concerning someone living in an RV on the property, junk and debris, and unlicensed vehicles on the property.

4. On May 15, 2025, a site inspection was conducted resulting in the finding that there were multiple travel trailers on the property, one being hooked to a generator, there was junk and debris, unlicensed vehicles, and piles of tires.

5. The County has alleged that the Respondent has violated the following:

A. DeSoto County Code of Ordinance (DCCO) Section 11-302 – Unauthorized dumping and accumulation prohibited - which prohibits the accumulation of garbage, refuse, rubbish, junk, debris, appliances, inoperative and derelict automobiles, boats,

Mailing # 9589 0710 5270 2678 5702 26

trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

B. LDR Section 20-97 Parking and Storage of certain vehicles and trailers - which prohibits the parking or storage outdoors of motor vehicles, recreational vehicles or trailers of any type, without current license plates, or which appear to be abandoned or in significant disrepair, in any district that allows residential use.

C. LDR Section 20-129 d Prohibited RM which prohibits living in a travel trailer in this zoning district.

D. LDR Section 20-97 (b) Parking and storage of Certain Vehicles and Trailers which prohibits connecting an RV, trailer or travel trailer to utilities (water, sewer or electric) and prohibits such vehicles from being occupied or used for storage unless in a proper zoning district or authorized for medical hardship.

6. Service of a Notice to Correct Violation and of the hearing in this case was duly made upon the Respondents.

7. Subsequent inspections, including an inspection on October 27, showed the violations remained.

8. Petitioner has incurred, or anticipates incurring, costs of \$28.63 in the prosecution of this case.

9. Respondents testified concerning the progress they have made towards compliance. They explaining the hardship resulting from the hurricanes and due to the death of Respondent Kaczmark's son. They further testified that the trailer was a FEMA trailer placed on the property because the house was not livable due to hurricane damage. Respondents are receiving assistance from Rebuild Florida but were experiencing financial difficulties that delayed the rebuild of the home.

CONCLUSIONS OF LAW

1. Respondents, by act, conduct, or omission, created or allowed conditions on the property in violation of DeSoto County Code of Ordinances Section 11-302; DeSoto County Land Development Regulations (LDR) Section 20-97; LDR Section 20-129; and LDR Section 20-97 (b).

ORDER

Respondents are hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violations of DCCO Section 11-302; DeSoto County Land Development Regulations (LDR) Section 20-97; LDR Section 20-97 (b) and LDR Section 20-129.

B. Within 30 days of the date of this Order, do all acts necessary to correct all violations.

C. To pay costs in the amount of \$28.63 which are assessed against Respondents in this cause and are payable within thirty (30) days of the date of this Order.

D. Failure to comply with the provisions of this Order shall subject Respondents to a fine of up to \$250.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondents' property pursuant to Section 162.09, Florida Statutes.

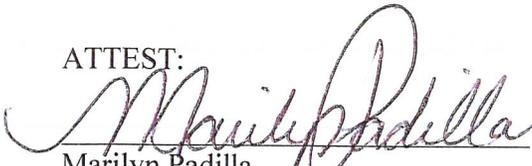
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED on November 10, 2025



Connie L. Collins, Esquire
Special Master, DeSoto County, Florida
Florida Bar No.: 813427

ATTEST:



Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia, FL 34266
and

Respondents: Lisa Shaver and Jennifer Nicole Kaczmark, 1144 Pine Chapel Dr., Arcadia, FL 34266

on this 12th day of November, 2025.

By: 

Sarah Milstead
Administrative Assistant



01/14/2026 09:15

SHARON GRAY
1144 NW PINE CHAPEL DR



01/14/2026 09:15

SHARON GRAY
1144 NW PINE CHAPEL DR



01/14/2026 09:16

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01/14/2026 09:18

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12/11/2025 10:23

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