

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 2024-048

CE 23-0337

LUNDQUIST KIMBERLY J

Respondents,

TO: LUNDQUIST KIMBERLY J
11759 SW PINE AVE
ARCADIA FL

RE: 11759 SW PINE AVE, ARCADIA FL

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

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 **May 5, 2025**, and previously provided to you by mail.

The Special Master hearing has been set for **October 28, 2025 at 11:00 A.M.** 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.

If you have cleared the violation by the time stated in the Final Order dated on **May 15, 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.

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.

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.

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.

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.

If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

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.

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.

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.

You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____, 2025.

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 _____, 2025.

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

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 2024-048, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #25-39-23-0368-0000-0220 / **11759 SW PINE AVE, ARCADIA FL**
@_____ a.m / p.m _____ day of _____ 2025

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant_____

Sworn to and subscribed before me this _____ day of _____2025 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052701588389102

Notary Public

Navigation & Search Tools

Measure & General Tools

Tool Labels

- Show Layers
- Pan
- Zoom In
- Zoom Out
- Initial View
- Full Extent
- Previous Extent
- Next Extent
- Bookmarks
- Sign In
- Point
- Query
- Filter
- Plot Coordinates
- Search Address
- Search Parcels
- Search Hydrants
- Search Streets

Navigation

Find Data

Search

File

108961

I want to...

MHS

Description

Owner: LUNDQUIST KIMBERLY J
Site Address: 11759 SW PINE AVE
City: ARCADIA

Details

OBJECTID
108961

PARCELNO
25-39-23-0368-0000-0220

Internal_I
147341

PAR1
233925036800000220

STRAP
25-39-23-0368-0000-0220

NAME
LUNDQUIST KIMBERLY J

Own_Address
11759 SW PINE AVE

Own_Addr_1

Own_City
ARCADIA

Own_State
FL

Own_ZIP
34266

House_NO
11759

Street_Nam
SW PINE

Street_Uni
0

Street_Cit
ARCADIA

Tax_Dist_C
7

Use_Code
0200

Use_Desc
MOBILE HOME

CONFIDENTI
0

Township
39

Range
23

Subd
3680

Block
00002

Lot
20

Acreage
0

LAND_Zonin

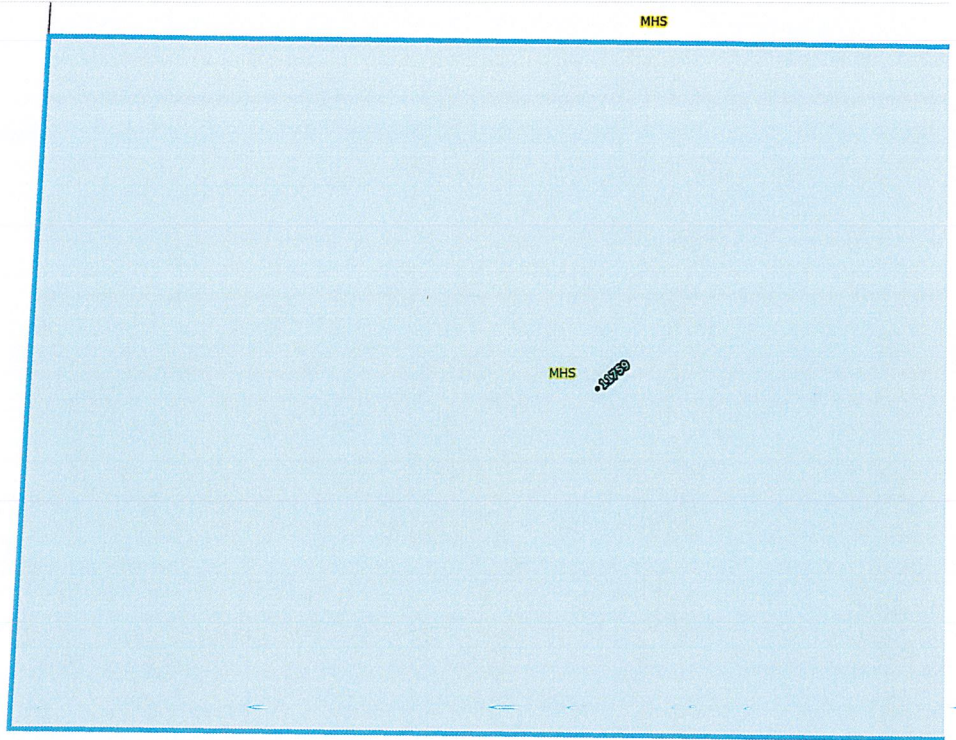
ID_12_1_17
0

PARCELNO_1
25-39-23-0368-0000-0220

STRAP_1
25-39-23-0368-0000-0220

address
11759 SW PINE AVE

X
0



Special Master Mandatory Imposition of Lien Hearing Checklist

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

✓ or N/A	Respondents Name <u>Kimberly J. Lundquist</u>	Case #: <u>2024-048</u>
	Site address <u>11759 SW Pine Ave</u>	
	Respondent's Mailing Address <u>11759 SW Pine Ave</u>	
✓	Case Notes in date order	
✓	Case Cost for Lien Hearing to date	
	Copies of receipts, if any, for any payments of or towards initial case cost	
✓	Property card after being verified	
✓	Tax Record after being verified	
✓	Deed Information after being verified	
✓	Complaint/Request	
✓	Affidavit of Non-Compliance	
✓	Copy of Facts and Finding from the original Special Master Hearing	
✓	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: <i>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)</i>		
_____ Only the following violations will be referenced on the Notice of Mandatory Imposition of Lien Hearing: <u>DCCO Sec 11-302 Unauthorized Dumping</u> <u>LDR Sec 20-1616(a)(3) Refuse + Debris</u>		
_____ 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		
<u>Special Instructions</u>		

Officers' Name Sharon Gray

For Special Master Hearing on: October 28, 2025
Date

Reviewed by: [Signature]

Date: 9/8/25

SMCE 2024-048

Code Enforcement Case: CE-23-0337

Entered on: 04/26/2023 00:00

Printed on: 09/04/2025

Topic: Garbage and Debris
 Due Date: 09/30/25
 Initiated by: Citizen
 Hearing Date:
 SM Case No: CE 2024-048

Status: Open - SM Follow up
 Assigned To: Sharon Gray
 Area #: MHS
 Hearing Time:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 11759 SW PINE AVE ,

Phone:

APN : 25-39-23-0368-0000-0220

Cell #:

Owner Information

Owner Name: LUNDQUIST KIMBERLY J

Address: 11759 SW PINE AVE

ARCADIA, FL 34266

Phone: 863-266-1731

Cell #: 863-244-8313

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	04/26/2023	8:20 am	Request 3755-Keith Pedersen - Home in bad shape.
Inspection / Site Visit	Sharon Gray	05/04/2023	1:26 pm	Site visit photos taken there is some debris in the yard. I can't see where the house is open to intrusion or dilapidated.
Notice of Violation	Sharon Gray	05/08/2023	9:30 am	> Inspection Time:1:26 pm, Send to (Owner - Cert no=70210350000051051390), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	05/08/2023	2:25 pm	Posted & mailed notice to correct photos taken.
Inspection / Site Visit	Sharon Gray	05/23/2023	2:21 pm	Site visit photos taken no change actually there is more stuff in the yard.
Phone Call	Thomas Turnbull	06/05/2023	2:38 pm	Kim called and said she is in the hospital and she will have her family members clean up the yard. Her sister phone number is 863-263-8372
Inspection / Site Visit	Sharon Gray	06/13/2023	12:59 pm	Site visit photos taken they have placed furniture at the edge of the road and there are also piles of pallets & wood in the yard. I will give Kim a call to let her know what needs to be addressed while she's in the hospital.
Notice Returned unclaimed	Sharon Gray	06/14/2023		Notice returned.
Inspection / Site Visit	Sharon Gray	07/05/2023	2:38 pm	Site visit photos taken still in violation.
Inspection / Site Visit	Sharon Gray	07/25/2023	9:40 am	Site visit photos taken property is looking better.
Inspection / Site Visit	Sharon Gray	08/04/2023	1:23 pm	Site visit photos taken still improving.
Inspection / Site Visit	Sharon Gray	08/17/2023	1:57 pm	Site visit photos taken some bulk items in the right of way.
Phone Call	Sharon Gray	08/21/2023	9:24 am	Called Kim she is out of the hospital she had been wondering why womack hadn't picked up the bulk items she will haul them off to the dump.
Inspection / Site Visit	Sharon Gray	09/12/2023	10:23 am	Site visit photos taken the furniture has been removed from the right of way only a few things remain on the property.
Inspection / Site Visit	Sharon Gray	09/29/2023	12:43 pm	Site visit photos taken monitoring.
Inspection / Site Visit	Sharon Gray	10/31/2023	10:04 am	Site visit photos taken in violation.
Phone Call	Sharon Gray	11/02/2023	12:36 pm	Kimberly called to speak to Tommy so I asked her if she can get anything that's not designed to be outside picked up so we can get this closed out.
Inspection / Site Visit	Sharon Gray	11/13/2023	12:45 pm	Site visit photos taken
Inspection / Site Visit	Sharon Gray	12/18/2023	9:49 am	Site visit photos taken

Inspection / Site Visit	Sharon Gray	02/12/2024 12:38 pm	Site visit photos taken
Inspection / Site Visit	Sharon Gray	03/28/2024 9:58 am	Site visit photos taken in violation.
Complaint	Sharon Gray	04/26/2024 4:49 pm	Garage all over the front yard. Name: Keith Pedersen Phone: 9412040755 Address: 11731 SW PINE AVE, Alt. Phone: Arcadia, FL 34269 Email: kap271964@gmail.com Req 4400
Inspection / Site Visit	Sharon Gray	04/30/2024 2:27 pm	Site visit photos taken in violation. Set up for Special Masters
Inspection / Site Visit	Sharon Gray	05/13/2024 9:44 am	Site visit photos taken in violation. Setup for Special Masters.
Inspection / Site Visit	Sharon Gray	06/20/2024 1:19 pm	Site visit photos taken in violation. Set up for Special Masters.
Turn in for Special Master Hearing	Sharon Gray	06/24/2024	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	06/24/2024	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	06/24/2024 12:18 pm	okay FOR SUBMITTAL
Inspection / Site Visit	Sharon Gray	07/01/2024 9:52 am	Site visit photos taken in violation.
Mail and Post Notice of Hearing and Violation	Sharon Gray	07/01/2024 9:53 am	Posted notice of hearing photos taken
Inspection / Site Visit	Sharon Gray	07/08/2024 1:39 pm	Site visit photos taken in violation. Kimberly was out in the yard working on picking up stuff from the yard. She said they are working getting everything picked up.
Inspection / Site Visit	Sharon Gray	07/15/2024 9:07 am	Site visit photos taken property is looking great they was out working on loading up a trailer with debris to be hauled off and the yard was mowed and they have been working to get everything picked up.
Phone Call	Sharon Gray	07/16/2024	Called and left a message stating that she had everything picked up
Special Master Hearing	Sharon Gray	07/16/2024 10:00 am	Respondent not present and found in violation ordered to correct violation within 10 days of the order. A two year cease & desist and a non-compliance fine of up to \$250.00 per day, per violation. Case cost in the amount of \$26.90 to be paid in thirty days of the order.
Inspection / Site Visit	Sharon Gray	07/19/2024 1:42 pm	Site visit photos taken in violation
Speical Master Facts and Findings received and filed	Sharon Gray	08/05/2024	Received signed orders
Special Master Follow up Inspection	Sharon Gray	09/19/2024 10:12 am	Site visit photos taken
Inspection / Site Visit	Sharon Gray	10/29/2024 10:23 am	Site visit photos taken in violation
Case Notes	Sharon Gray	10/30/2024	Mailed out a case cost reminder notice.
Inspection / Site Visit	Sharon Gray	11/08/2024 9:59 am	Site visit photos taken still in violation
Inspection / Site Visit	Sharon Gray	01/06/2025 10:18 am	Site visit photos taken still in violation set up to go for a lien for the next available Special Masters.
Inspection / Site Visit	Sharon Gray	01/21/2025 2:29 pm	Site visit photos taken still in violation set up for a lien for the next available Special Masters.
Inspection / Site Visit	Sharon Gray	02/10/2025 10:29 am	Site visit photos taken in violation.
Turned in for Lien Hearing	Sharon Gray	02/11/2025	Submit for Special Masters Lien Hearing
Submitted for Special Master Review and approval	Sharon Gray	02/11/2025	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	02/11/2025 1:24 pm	Prepare Affidavit of Violation and Notice of Mandatory Lien Hearing under SM CE 2024-048 for March 25 Special Master Hearing
Notice of Mandatory Hearing	Sharon Gray	02/11/2025 2:50 pm	Send to (Owner - Cert no=9589071052701588383766)
Mail and Post Notice of Lien Hearing	Sharon Gray	03/04/2025 2:02 am	Mailed and posted notice of lien hearing photos taken
Inspection / Site Visit	Sharon Gray	03/04/2025 2:01 pm	Site visit photos taken in violation
Proof of Posting	Sharon Gray	03/04/2025 4:39 pm	Send to (Owner - Cert no=9589071052701588383766)
Special Master Case to be Rescheduled	Sharon Gray	03/10/2025	Needs to be continued due to an error on the notice.

Return Receipt Received	Sharon Gray	03/10/2025	Received signed green card for the NOH
Inspection / Site Visit	Sharon Gray	03/10/2025 1:30 pm	Site visit photos taken in violation.
Submitted for entry into Legistar	Sharon Gray	03/11/2025	
Entered into Legistar for Hearing Agenda Meeting / Conference	Jill Kersey	03/12/2025 10:12 am	
	Sharon Gray	03/17/2025	I went by there to let her know that the hearing was continued until April 22, 2025. I got a new number for her cause the old one was not in service anymore. The new number is 863-266-1731. She was working on the property when I went by there. I also let her know that she has unpaid case cost.
Phone Call	Sharon Gray	03/21/2025 4:13 pm	Called her to give her the exact time of the hearing and her case cost amount.
Notice of Mandatory Imposition of Lien Hearing	Sharon Gray	03/27/2025 8:02 am	Send to (Owner - Cert no=9589071052701588384213)
Inspection / Site Visit	Sharon Gray	03/31/2025 9:42 am	Site visit photos taken in violation
Mail and Post Notice of Lien Hearing	Sharon Gray	04/01/2025 12:06 pm	Posted and mailed the notice of lien hearing photos taken
Proof of Posting	Sharon Gray	04/02/2025 9:16 am	Send to (Owner - Cert no=9589071052701588384213)
Inspection / Site Visit	Sharon Gray	04/07/2025 12:02 pm	Site visit photos taken in violation
Return Receipt Received	Sharon Gray	04/08/2025	Received signed green card
Inspection / Site Visit	Sharon Gray	04/14/2025 9:40 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	04/21/2025 10:16 am	Site visit photos taken in violation but has made substantial progress.
Phone Call	Sharon Gray	04/21/2025 12:35 pm	Kimberly called and left a message with Sarah
Phone Call	Sharon Gray	04/21/2025 1:16 pm	Returned Kimberly's call
Special Master Hearing	Sharon Gray	04/22/2025 11:00 am	Respondent was not present and found in violation and ordered to pay the previous case cost in the amount of \$29.60 and current case cost in the amount of \$17.44 for the total amount of \$ 1444.34. The special masters set the fine at \$100.00 per day.
Lien Hearing Facts and Findings	Sharon Gray	05/06/2025	Received sign orders
Case Notes	Sharon Gray	05/07/2025	Mailing out orders. Certified mailer #9589071052700462267338
Return Receipt Received	Sharon Gray	05/13/2025	Received orders signed green card
Inspection / Site Visit	Sharon Gray	05/15/2025 1:34 pm	Site visit photos taken in violation. I will have Sarah record the lien.
Lien Recorded	Sharon Gray	05/30/2025	Lien was recorded.
Lien Recorded	Sharon Gray	06/04/2025	Lien was recorded True Certified copy. Certified Mailer # 9589071052701588389218
Complaint	Sharon Gray	08/02/2025 11:05 pm	From Keith Pedersen - Housing for homeless people, tents and trash everywhere.
Complaint	Sharon Gray	08/02/2025 11:13 pm	From Keith Pedersen - Place has fallen apart and now there are tents put up to house people and really really unacceptable in this neighborhood.
Inspection / Site Visit	Sharon Gray	08/04/2025 4:18 pm	Site visit photos taken in violation for the debris I will set up for a second lien hearing when I get back from vacation. I will start a new case for the tents.
Inspection / Site Visit	Sharon Gray	08/20/2025 9:12 am	Site visit photos taken while posting the property for another violation not sited on this case. Still in violation.
Turn in for Special Master Hearing	Sharon Gray	09/04/2025 4:31 pm	Turn in for second lien hearing

<i>Violations</i>				
#	Violation Type	Due Date	Status	Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required: Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	
	LDR Sec. 20-1616 (a)(3) - Refuse and debris		Open	
2	Corrections Required: Remove all garbage or refuse from the property. Insure that in the future all garbage and refuse is kept in containers that are covered by solid, tight fitting lids and that garbage and refuse is removed weekly			

Additional Addresses

Address Type:Complainant
Name:Keith Pedersen
Address:11731 SW Pine Ave
Arcadia, FL 34266
Phone:(941) 288-0352 Cell #:

<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	07/16/2024	26.90		
Special Masters Hearing Case Cost	04/22/2025	17.44		
Total Lien Amount Recorded	04/22/2025	14400.00		
		14,444.34	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT CASE

CASE NUMBER: 0

Name KIMBERLY J LUNDQUIST
Property Address 11759 SW PINE AVE
Zoning MHSD
Violation (1) DCCO SEC 11-302 UNAUTHORIZED DUMP
Violation (2) LDR SEC 20-1616 (A)(3) REFUSE & DEBRIS

CASE NOTES

Special Master Order

YES Violation founded

Owner Present

NO

16 Days in violation

per day fine

\$ 250.00

Lien

Previous case cost

Total lien cost

Current case cost

Cost of \$_____ to be paid in _____ days.

\$ - Total of case costs

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS	Number of photos @ \$.15 per photo	24	\$	3.60
SERVICE	Number of Certified letters @ \$6.11 per letter	0	\$	-
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	9.64
	DAYS	PENALTY	\$	13.24
Non compliant days		16	\$ 250.00	\$ 4,000.00
Previous SM Case costs				
Affadavit/hearing days		0	\$ -	\$ -
X	PROPERTY CARD	TOTAL	\$	4,013.24
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
	N2C GREEN CARD RETURN DATE			
	HEARING GREEN CARD RETURN DATE			

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 9/4/2025

Parcel: << 25-39-23-0368-0000-0220 (2455) >>

Owner & Property Info

Result: 4 of 6

Owner	LUNDQUIST KIMBERLY J 11759 SW PINE AVE ARCADIA, FL 34266		
Site	11759 SW PINE AVE, ARCADIA		
Description*	SUNNY BREEZE MOBILE HOME PARK LOT 22 INST:201814001429 INST:201914000606 INST:202114004145		
Area	0.215 AC	S/T/R	25-39-23
Use Code**	MOBILE HOME (0200)	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.

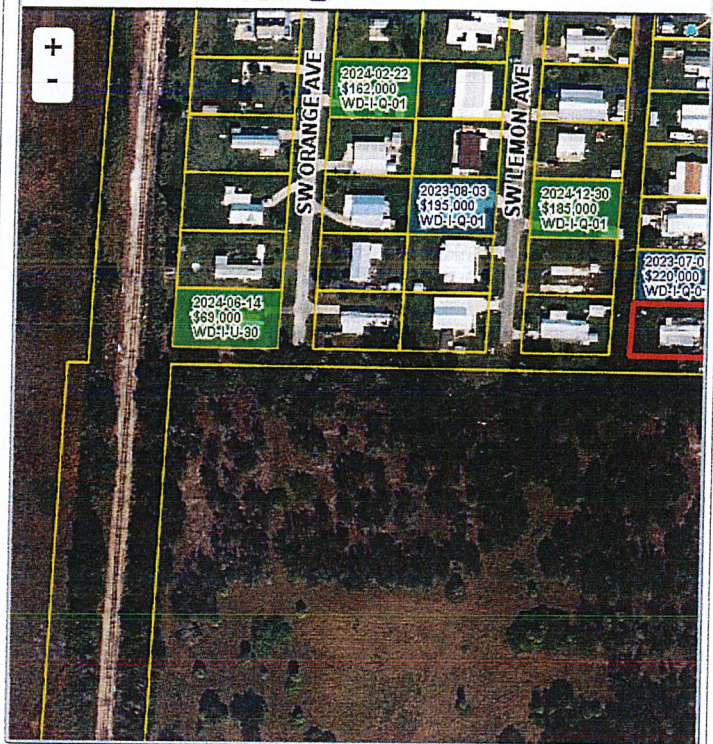
Property & Assessment Values

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$23,500	Mkt Land	\$23,500
Ag Land	\$0	Ag Land	\$0
Building	\$65,768	Building	\$73,075
XFOB	\$2,884	XFOB	\$2,884
Just	\$92,152	Just	\$99,459
Class	\$0	Class	\$0
Appraised	\$92,152	Appraised	\$99,459
SOH/10% Cap	\$6,563	SOH/10% Cap	\$11,388
Assessed	\$85,589	Assessed	\$88,071
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$35,589 other:\$35,589 school:\$60,589	Total Taxable	county:\$37,349 other:\$37,349 school:\$63,071

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

2024 2023 2020 2017 Sales



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
6/2/2021	\$85,000	202114004145	WD	I	Q	01
1/29/2019	\$55,500	201914000606	WD	I	Q	01
3/7/2018	\$50,000	201814001429	TD	I	Q	01
10/10/2016	\$39,000	201614004878	WD	I	Q	01
9/9/2015	\$35,000	201514004873	WD	I	Q	01
10/16/2014	\$100	201414005312	CT	I	U	11
5/19/2009	\$0	200914004444	AG	I	U	40
6/7/2006	\$35,000	582 / 1159	WD	I	U	
7/15/1999	\$29,000	435 / 148	WD	I	U	
3/1/1987	\$24,000	234 / 389	WD	I	Q	
4/1/1984	\$19,000	201 / 365	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1972	898	1929	\$73,075

*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
1775	MH-CONN	1972	\$2,850.00	1.00	0 x 0
2003	SIDEWALK	1972	\$34.00	54.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.215 AC)	1.0000/1.0000 1.0000/ /	\$23,500 /LT	\$23,500	MHSD

* 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: 4 of 6

© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 9/4/2025 and may not reflect the data currently on file at our office.

REVIEW DATE	BT	KG	Total Acres:	Total Land Value:	Market:	Agricultural:	Common:	Common:	PRINTED	09/03/2025	BY SYS
02/13/2025			0.22	23,500		0	0	23,500			

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 224300 2024

R 25-39-23-0368-0000-0220

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$271.02
COUNTY LAW ENF	.0024399	\$86.83
SCHOOL LRE	.0030960	\$187.58
SCHOOL DISC	.0022480	\$136.20
SOUTHWEST WATER MGMT	.0001909	\$6.79
TOTAL AD-VALOREM:		\$688.42

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$80.00
Asmt - FIRE	\$118.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$228.13
TOTAL NON-AD VALOREM:	\$471.63

COMBINED TAXES & ASMTS: \$1,160.05

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions: HX HB

Property Address:

11759 SW PINE AVE ARCADIA 34269

LUNDQUIST KIMBERLY J

11759 SW PINE AVE

ARCADIA , FL 34266

0.215 ACRES

SUNNY BREEZE MOBILE HOME PARK

LOT 22

INST:201814001429

INST:201914000606

FAIR MKT VALUE \$92,152.00 DIST 7

ASSESS \$85,589.00 EXEMPT VALUE \$50,000.00

TAXABLE VALUE \$35,589.00

**** PAID ****

Last Payment: 05/19/2025 **Receipt Number:** 1001555

Amount Collected: \$1,199.17 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
253923036800000220 R		2024	\$688.42	\$471.63	5/19/2025	\$1,199.17	\$0.00
253923036800000220 R		2023	\$658.96	\$464.82	7/1/2024	\$1,313.16	\$0.00
253923036800000220 R		2022	\$853.01	\$454.67	11/21/2022	\$1,255.37	\$0.00
253923036800000220 R		2021	\$909.58	\$448.16	1/18/2022	\$1,330.59	\$0.00
253923036800000220 R		2020	\$803.35	\$442.81	11/17/2020	\$1,196.31	\$0.00
253923036800000220 R		2019	\$727.84	\$438.38	1/28/2020	\$1,142.90	\$0.00
253923036800000220 R		2018	\$542.50	\$432.50	1/29/2019	\$955.50	\$0.00
253923036800000220 R		2017	\$473.03	\$390.50	11/16/2017	\$828.99	\$0.00
253923036800000220 R		2016	\$12.54	\$390.50	6/27/2016	\$170.69	\$0.00
					11/1/2016	\$181.54	
					11/1/2016	\$19.38	
					11/1/2016	\$19.93	
253923036800000220 R		2015	\$414.74	\$311.50	11/9/2015	\$697.19	\$0.00
253923036800000220 R		2014	\$350.76	\$287.50	11/3/2014	\$612.73	0.00

After Recording Return to:
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 25-39-23-0368-0000-0220
File No.: 2021-30313

WARRANTY DEED

This Warranty Deed, Made the 2nd day of June, 2021, by **Ronald A. Jones and Tara Welles Jones, as husband and wife**, whose post office address is: **P.O. Box 1179, Arcadia, FL 34265**, hereinafter called the "Grantor", to **Kimberly J. Lundquist, a single woman**, whose post office address is: **11759 SW Pine Avenue, Arcadia, FL 34269**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **DeSoto** County, Florida, to wit:

LOT 22, SUNNYBREEZE MOBILE HOME PARK, an unrecorded plat of DeSoto County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of the SE ¼ of the NE ¼ of Section 25, Township 39 South, Range 23 East, DeSoto County, Florida; thence N 89 degrees 20'24" W along the North line of the South ½ of the NE ¼ of said Section 25, 1885.41 feet to the East right-of-way of S.C.L. Railroad; thence S 03 degrees 02'35" W along said right-of-way, 2060.60 feet to the South right-of-way of Liverpool Boulevard; thence S 89 degrees 25'48" E along said right-of-way, 780.81 feet; thence S 03 degrees 02'35" W, 500.0 feet to the Point of Beginning; thence continue same line, 75.0 feet; thence N 89 degrees 25'48" W, 125.0 feet; thence N 03 degrees 02'35" E, 75.0 feet; thence S 89 degrees 25'48" E, 125.0 feet to the Point of Beginning.

TOGETHER WITH A 1972 GALA SINGLE-WIDE MOBILE HOME. IDENTIFICATION #GB31M012712. TITLE #4968104. MOBILE HOME TITLE RETIRED AS INSTRUMENT #201514004992, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

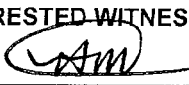
To Have and to Hold, the same in fee simple forever.

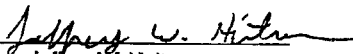
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

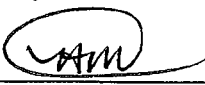
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

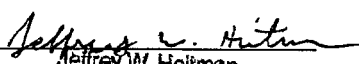
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature:  
Printed Name: Tosha Morales Ronald A. Jones

Witness Signature: 
Printed Name: Jeffrey W. Heitman

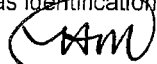
Witness Signature:  
Printed Name: Tosha Morales Tara Welles Jones

Witness Signature: 
Printed Name: Jeffrey W. Heitman

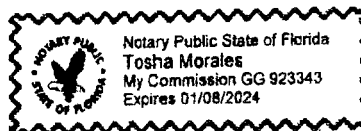
State of Florida

County of DeSoto

The foregoing instrument was acknowledged before me this 2nd day of June, 2021 by Ronald A. Jones and Tara Welles Jones, as husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.


Notary Public Signature
Printed Name: Tosha Morales

My Commission Expires: _____
(SEAL)





[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: 25

18 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
LUNDQUIST KIMBERLY J	T	06/03/2025	LN	202514004199	0/0	2	\$0.00	CASE #SM CE 2024-048 C/C View Image
LUNDQUIST KIMBERLY J	T	05/30/2025	LN	202514004108	0/0	2	\$0.00	CASE #SM CE 2024-048 & 23-0337 LIEN ORDER View Image
LUNDQUIST KIMBERLY JANE	T	03/07/2025	SAT	202514001544	0/0	1	\$0.00	CASE #CE2022-004 & #CE2023-036 View Image
LUNDQUIST KIMBERLY JANE	T	05/28/2024	LN	202414004033	0/0	2	\$0.00	CASE #CE 2022-004 \$39,838.00 View Image
LUNDQUIST KIMBERLY JANE	T	05/28/2024	LN	202414004034	0/0	2	\$0.00	CASE #CE 2022-004 \$39,838.00 C/C View Image
LUNDQUIST KIMBERLY JANE	T	05/20/2024	JUD	202414003863	0/0	5	\$0.00	CASE #23CA568 View Image
LUNDQUIST KIMBERLY JANE	T	05/08/2024	JUD	202414003549	0/0	4	\$0.00	CASE #23CA568 F/J FORCLOSURE View Image
LUNDQUIST KIMBERLY JANE	T	09/05/2023	LP	202314008732	0/0	2	\$0.00	CASE #23CA568 View Image
LUNDQUIST KIMBERLY JANE	F	12/13/2022	AFF	202214010067	0/0	1	\$0.00	AFFIDAVIT OF NON-HOMESTEAD View Image
LUNDQUIST KIMBERLY JANE	F	12/13/2022	AFF	202214010068	0/0	1	\$0.00	AFFIDAVIT OF NON-HOMESTEAD View Image
LUNDQUIST KIMBERLY JANE	F	12/13/2022	AFF	202214010069	0/0	1	\$0.00	AFFIDAVIT OF NON-HOMESTEAD View Image
LUNDQUIST KIMBERLY JANE	T	12/13/2022	D	202214010070	0/0	2	\$10.00	BEGIN AT THE SW CORNER OF SW 1/4 OF NW 1/4 OF SEC 4... View Image
LUNDQUIST KIMBERLY	F	12/13/2022	MTG	202214010071	0/0	4	\$75,000.00	BEGIN AT THE SW CORNER OF SW 1/4 OF NW 1/4 OF

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
JANE								SEC 4... View Image
LUNDQUIST KIMBERLY JANE	F	12/13/2022	ASG	202214010072	0/0	2	\$0.00	ASSIGNMENT OF RENTS AND PROFITS View Image
LUNDQUIST KIMBERLY JANE	T	06/10/2021	D	202114004352	0/0	2	\$10.00	BEGIN AT SW COR OF SW 1/4 OF NW 1/4 OF SECT 4, TWNSHP 37 S, RNG 25 E... View Image
LUNDQUIST KIMBERLY J	T	06/02/2021	D	202114004145	0/0	2	\$85,000.00	LT 22 SUNNYBREEZE MOBILE HOME PARK... View Image
LUNDQUIST KIMBERLY JANE	T	09/28/2018	CP	201814005595	0/0	5	\$0.00	MANDATE CASE #16CF236 View Image
LUNDQUIST KIMBERLY JANE	T	01/27/2017	JUD	201714000433	0/0	2	\$0.00	CASE# 2016CF000236AXMA View Image

18 items found, displaying all items.

Customer Information

Name: Keith Pedersen
Address: 11731 SW PINE AVE,
Arcadia, FL 34269

Phone: (941) 204-0755
Alt. Phone:
Email: kap271964@gmail.com

Request Classification

Topic: Dilapidated Structures
Status: Open
Assigned to: Sharon Gray
Property Address: 11759 SW Pine Ave
Property APN: 25-39-23-0368-0000-0220
Retention Disposition Date
Date File Scanned into DocuShare:

Request type: Problem
Priority: Normal
Entered Via: Web

Description

Place is fallen apart and now there are tents put up to house people and really really unacceptable in this neighborhood

Reason Closed

Date Expect Closed: 08/22/2025

Enter Field Notes Below

Notes:

Notes Taken By: _____ **Date:** _____

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Sharon Gray** hereby notifies the Special Master that the previous order of the Special Master (**CE 2024-048 & CE 23-0337**) 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:

1. **DCCO Sec 11-302**
2. **LDR Sec 20-1616 (a)(3) Unauthorized dumping & Accumulation**

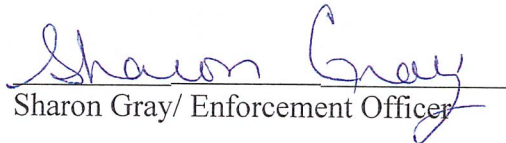
Dates of violation:

From **August 4, 2025**, the date set for compliance (or the date of the most recent prior inspection) to **August 20, 2025**, the date of my last inspection equals: **(16) sixteen days in violation, with (2) two violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0.00.**

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.

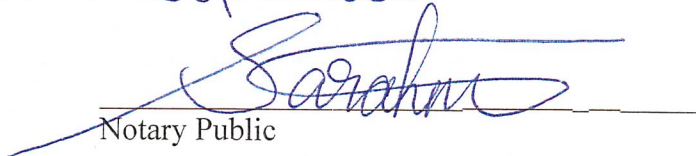
Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

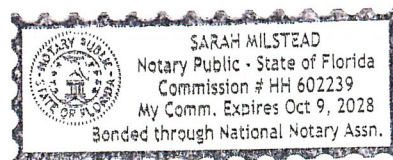
Case Name **Kimberly J Lundquist**
Case # **CE 2024-048 & CE 23-0337**


Sharon Gray/ Enforcement Officer

STATE OF FLORIDA
COUNTY OF DESOTO

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 signed this 4th day of September, 2025.


Notary Public





BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

**DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia, Florida 34266,**

Petitioner/Lien holder,

vs.

**Kimberly J. Lundquist
11759 SW Pine Ave.
Arcadia, FL 34266**

Respondent.

Inst: 202514004199 Date: 06/03/2025 Time: 2:53PM
, Nadia K. Daughtrey,
Clerk of Court DeSoto, County, By: RB
Deputy Clerk

Inst: 202514004108 Date: 05/30/2025 Time: 10:41AM
, Nadia K. Daughtrey,
Clerk of Court DeSoto, County, By: RB
Deputy Clerk

**Case Number: SM CE 2024-048
CE 23-0337**



CLERK OF COURT
NADIA K. DAUGHTREY, CLERK
DATE 6/3/25

LIEN ORDER

THIS CAUSE came on for hearing on April 22, 2025, before Connie L. Collins, Esquire, Special Master, upon notice and prior Orders in this matter directing that a compliance hearing be set, and alleging that Respondent has failed to comply with the Special Master's Order entered August 2, 2024. Respondent was not present at the hearing and not represented by counsel. Pursuant to Section 162.09(1), Florida Statutes, and upon consideration of all matters presented and the file and the record hereof, the Special Master finds that Respondent failed to timely and properly correct the violations at the following real property in DeSoto County, Florida, to wit:

11759 SW Pine Ave. / Parcel #25-39-23-0368-0000-0220 / Instr. # 202114004145

as described by deed or instrument indicated above, recorded in the Official Records of DeSoto County, Florida, as ordered by the previous Special Master's Order.

IT IS, THEREFORE, ORDERED that the fine for non-compliance with the prior Special Master Order is fixed at \$100.00 per day per violation of which there is one (1) violation at 144 days in violation which equals a fine of \$14,000.00. Respondent shall also pay prior case costs in the amount of \$26.90, and is assessed current case costs of \$17.44. Respondent shall pay to Petitioner, DESOTO COUNTY, the total amount of \$14,444.34, representing assessed fines and case costs, within ten (10) days of the date of this Order.

SM CE 2024-048
CE 23-0337

IT IS FURTHER ORDERED that unless the Respondent pays the fine/penalty and case costs imposed herein within ten (10) days of this Order, the fine/penalty and case costs imposed herein shall constitute a lien against the subject property described above and all real and personal property owned by the Respondent in DeSoto County, Florida, pursuant to Section 162.093(3), Florida Statutes, DeSoto County Land Development Regulations Section 11706 and DeSoto County Resolution 2002-11. The unpaid sums constituting a lien shall further bear interest at the current legal rate until paid in full.

The Clerk is directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

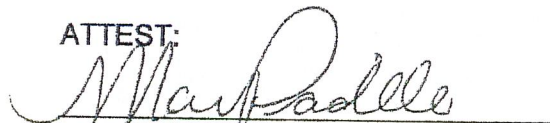
IT IS FINALLY ORDERED that Respondent shall cease and desist from all violations found in prior Special Master Orders for a period of two (2) years. Continued failure to comply with prior Special Master Orders shall result in additional fines of up to \$500.00 per day for each day of continued violation.

DONE AND ORDERED on May 5, 2025.



Connie L. Collins, Esquire; FBN: 813427
Special Master, DeSoto County, Florida

ATTEST:



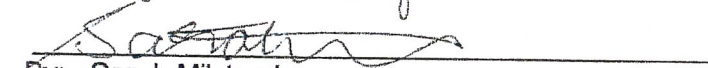
Marilyn Padilla
Transcribing Secretary

Copies furnished to:

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

Respondent: Kimberly J. Lundquist, 11759 SW Pine Ave., Arcadia, FL 34266

on this 6th day of May, 2025.


By: Sarah Milstead
Legal Administrative Assistant

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

**DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia, Florida 34266,**

Petitioner/Lien holder,

Inst: 202514004108 Date: 05/30/2025 Time: 10:41AM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk

vs.

**Case Number: SM CE 2024-048
CE 23-0337**

**Kimberly J. Lundquist
11759 SW Pine Ave.
Arcadia, FL 34266**

Respondent.

LIEN ORDER

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11759 SW Pine Ave. / Parcel #25-39-23-0368-0000-0220 / Instr. # 202114004145

as described by deed or instrument indicated above, recorded in the Official Records of DeSoto County, Florida, as ordered by the previous Special Master's Order.

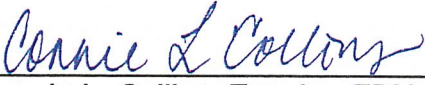
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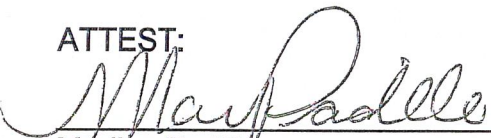
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DONE AND ORDERED on May 5, 2025.



Connie L. Collins, Esquire; FBN: 813427
Special Master, DeSoto County, Florida

ATTEST:

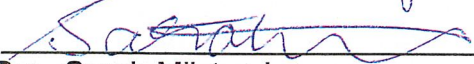


Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201,
Arcadia, FL 34266 and
Respondent: Kimberly J. Lundquist, 11759 SW Pine Ave., Arcadia, FL 34266

on this 6th day of May, 2025.



By: Sarah Milstead
Legal Administrative Assistant



SHARON GRAY
11759 SW PINE AVE



SHARON GRAY
11759 SW PINE AVE



08/20/2025 09:12

SHARON GRAY
11759 SW PINE AVE



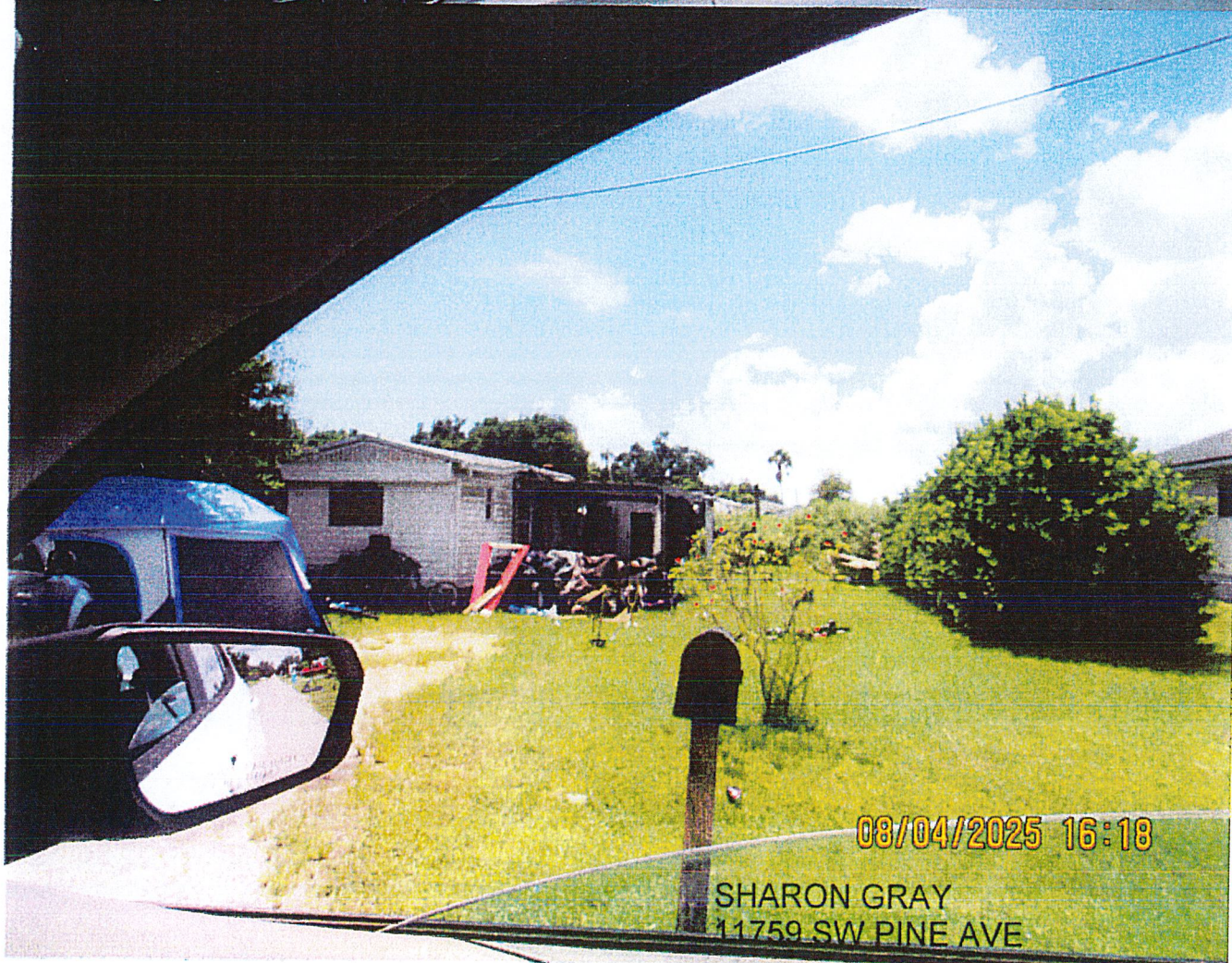
08/20/2025 09:12

11759 SW PINE AVE



08/04/2025 16:18

SHARON GRAY
11759 SW PINE AVE



08/04/2025 16:18

SHARON GRAY
11759 SW PINE AVE



SHARON GRAY
11759 SW PINE AVE



SHARON GRAY
11759 SW PINE AVE



SHARON GRAY
11759 SW PINE AVE



08/04/2025 16:18

SHARON GRAY
11759 SW PINE AVE