

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 2025-010
CE 24-0789

ISENBLATTER TAMMY JO & ISENBLATTER LARRY ROBERT
Respondents,

TO: ISENBLATTER TAMMY JO & ISENBLATTER LARRY ROBERT
111 W6TH ST
JONESBORO, IN 46938

RE: 5152 NE SANDY RD, ARCADIA FL 34266

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 April 9, 2025, and previously provided to you by mail.

The Special Master hearing has been set for October 28, 2025 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.

If you have cleared the violation by the time stated in the Final Order dated on May 9, 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

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>Isenblatter Tammy JD</u>	Case #: <u>2025-010/24-0789</u>
	Site address <u>5152 NE Sandy Rd</u>	<u>Isenblatter Larry Robert</u>
	Respondent's Mailing Address <u>111 W 6th St Jonesboro, IN.</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	
n/a	Any correspondence to or from the Respondent or the Respondent's representative	
n/a	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:		

_____ 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 <u>overgrown grass again</u>		

Officers' Name Tommy Turnbull

For Special Master Hearing on: 10/28/25
Date

Reviewed by: [Signature]

Date: 9/19/25

SM CE 2025-010

Code Enforcement Case: CE-24-0789

Entered on: 09/09/2024 10:21 AM

Printed on: 09/18/2025

Topic: Overgrown grass, weeds, bushes

Status: Open - Pending Lien Hearing

Due Date: 09/19/25

Assigned To: Thomas Turnbull

Initiated by: Citizen

Area #: RM

Hearing Date: 03/25/2025

Hearing Time: 11:00AM

SM Case No: 2025-010

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 5152 NE SANDY RD , 34266

Phone:

Cell #:

APN : 08-37-25-0100-0000-0160

Owner Information

Owner Name: ISENBLATTER TAMMY JO &

Address: ISENBLATTER LARRY ROBERT

111 W 6TH ST

JONESBORO, IN 46938

Phone:

Cell #: (863) 231-8671

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	08/30/2024	2:59 pm	Request 4648-FRED MASSONI - Overgrown grass, junk and debris everywhere, rats all over house is abandoned by owner. Says the lady comes so often to mow the grass about once a year.
Inspection / Site Visit	Thomas Turnbull	09/09/2024	9:00 am	The property is overgrown and an unlicensed vehicle. Took photos.
Notice of Violation	Thomas Turnbull	09/10/2024	7:42 am	> Inspection Time:9:00 am, Send to (Owner - Cert no=9589071052700462267666), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	09/10/2024	9:02 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	09/23/2024	9:28 am	It is still in violation, took photos. Need to be turn into special master hearing.
Notice Returned unclaimed	Thomas Turnbull	10/15/2024	1:05 pm	The letter was unclaimed and unable to forward.
Inspection / Site Visit	Thomas Turnbull	10/16/2024	9:46 am	Due to hurricane Milton, it will be move out. It is still in violation. Took photos.
Other	Sarah Milstead	10/23/2024	11:06 am	Fred came into office asking about any updates about the property. Nothing has been cleaned up yet, so no update was to be said. Told him if they don't clean it up by next month, they will be called to a Special Master Hearing that is to be announced when that will be held. Until then they have time to become in compliance.
Inspection / Site Visit	Thomas Turnbull	11/07/2024	8:41 am	They are still in violation and will be on the next special master hearing. Took photos.
Inspection / Site Visit	Thomas Turnbull	01/31/2025	12:00 pm	The yard is overgrown and unlicensed vehicle, still in violation, took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	02/13/2025	12:40 pm	Turn into be review for special master hearing
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	02/13/2025	1:13 pm	

Notice of Mandatory Hearing	Thomas Turnbull	02/13/2025 1:34 pm	Send to (Owner - Cert no=9589071052700462268755)
SM Affidavit of Violation	Thomas Turnbull	02/13/2025 1:37 pm	> Instrument No:201614005967,
Submitted for entry into Legistar	Thomas Turnbull	02/13/2025 1:45 pm	Turn in for entry on Legistar
Entered into Legistar for Hearing Agenda	Jill Kersey	02/13/2025 1:58 pm	
Proof of Posting	Thomas Turnbull	02/25/2025 12:01 pm	Send to (Owner - Cert no=9589071052700462268755)
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	03/03/2025 9:01 am	Posted the notice for hearing and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	03/10/2025 7:48 am	The vehicle and a stove are in the yard. The grass is overgrown. Took photos.
Phone Call	Sarah Milstead	03/12/2025 12:22 pm	Tammy called to say she is getting the items removed off the property along with getting the grass mowed soon.
Inspection / Site Visit	Thomas Turnbull	03/17/2025 9:21 am	The property is still overgrown, and the vehicle is still there. Took photos.
Phone Call	Thomas Turnbull	03/21/2025 1:37 pm	Talk with Tammy, she had MR Coker mow the property and her son will remove the car.
Inspection / Site Visit	Thomas Turnbull	03/24/2025 8:28 am	The yard was mowed, but the vehicle and the stove are still there. In violation of the vehicle and stove. Took photos.
Special Master Hearing	Thomas Turnbull	03/25/2025 11:00 am	Owner not present. In violation. Correction violation within 10 days of order. 2-years C&D. Non-Compliance fine up to \$250.00 per day, per violation. Case cost \$24.53 to be paid in 30 days of order.
Notice Returned unclaimed	Sarah Milstead	04/01/2025 10:26 am	Notice Returned Unclaimed letter received back into the office.
Return Receipt Received	Sarah Milstead	04/04/2025 12:20 pm	Green card received back into the office.
Special Master Facts and Findings	Thomas Turnbull	04/14/2025 3:05 pm	The order was signed on 4/9/2025 and it was mail out.
Inspection / Site Visit	Thomas Turnbull	04/24/2025 9:40 am	The car and stove are gone. They need to pay the case cost. Took photos.
Notice Returned unclaimed	Sarah Milstead	04/29/2025 12:24 pm	Notice Returned Unclaimed letter received back into office.
Case Cost Paid in Full	Sarah Milstead	05/02/2025 1:45 pm	Tammy paid by card amount of \$24.53 with Sarah Milstead.
Phone Call	Thomas Turnbull	07/07/2025 12:33 pm	Fred Massoni at 5178 NE Sandy Rd. He called about this property being overgrown again.
Inspection / Site Visit	Thomas Turnbull	07/08/2025 10:26 am	The property was mowed. No violation. Took photos.
Inspection / Site Visit	Thomas Turnbull	08/07/2025 10:43 am	The property is not in violation for overgrown at this time. I will check next week. Took photos.
Inspection / Site Visit	Thomas Turnbull	08/14/2025 8:35 am	They are keeping the property mowed at this time. Took photos.
Inspection / Site Visit	Thomas Turnbull	09/12/2025 8:43 am	The property is overgrown, took photos.
Complaint	Sharon Gray	09/16/2025 9:14 am	Fred Messoni, 5178 NE Sandy Rd. called to complain about the grass and he also said that some of the windows are open to the home.
Inspection / Site Visit	Thomas Turnbull	09/18/2025 9:01 am	The property is overgrown, took photos. It been in violation for 6 days. Turn in for a Lien Hearing.
Reviewed and approved for Special Master Herring Submittal	Thomas Turnbull	09/18/2025 1:05 pm	Turn in for review, for a Lien Hearing.

Violations			
#	Violation Type	Due Date	Status Closed Date
1	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open

- LDR Sec 20-97 - Parking and storage of certain vehicles and trailers

Open
- 2 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
- 3 DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited

Open
- Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.

Additional Addresses				
Address Type:Complainant				
Name:FRED MASSONI				
Address:5178 NE SANDY RD				
Arcadia, FL 34266				
Phone:(772) 370-5518 Cell #:				
Fees				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	03/25/2025	24.53		Case cost
Case Cost - Paid in Full	05/02/2025		24.53	PAID BY CARD ON 5/2/2025 BY SARAH MILSTEAD
		24.53	24.53	

Inspection Notes

Date:Time:

Findings:

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	18	\$	2.70
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	10.44
	DAYS	PENALTY	\$	23.58
Non compliant days		6	\$	250.00
Previous SM Case costs			\$	1,500.00
Affadavit/hearing days			\$	-
X	PROPERTY CARD	TOTAL	\$	1,523.58
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
	N2C GREEN CARD RETURN DATE			
	HEARING GREEN CARD RETURN DATE			



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Code Enforcement Payment Confirmation (Ref #: 45697572)

PLC: Desoto County B O C C
A002PU 201 East Oak Street, #205
Arcadia, Florida 34266
For: Code Enforcement

Date: 05/02/2025 13:37 EDT

TRANSACTION INFORMATION

Name:	Tammy J Isenblatter	Transaction Reference #:	45697572
Address:	3705 S Lincoln Blvd Marion Indiana, 46953	Transaction Date/Time:	05/02/2025 13:37 EDT
Notes:	Ce 24-0789 For Address:5152 Ne Sandy Rd, 34266		

BILLING INFORMATION

Name: Tammy J Isenblatter
Address: 3716 S Washington St #1
City, State Zip: Marion, In 46953
Phone #: (863)231-8671
Card #: xxxx-xxxx-xxxx-7969

PAYMENT INFORMATION

Approval #:	033721
Payment Amount:	\$24.53
Service Fee:	\$3.99
Total Amount:	\$28.52

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 9/18/2025

Parcel: 08-37-25-0100-0000-0160 (15738)

Owner & Property Info

Result: 1 of 2

Owner	ISENBLATTER TAMMY JO 111 W 6TH ST JONESBORO, IN 46938		
Site	5152 NE SANDY RD, ARCADIA		
Description*	ELLER & HURST 2ND ADD PARCEL 16 MPDAF: BEG NE COR OF NE1/4 OF NE1/4 TH N 89D40M W 245 FT TH S 467 FT TH S 0D01M W 215.18 FT TH S 89D03M50S W 1 10.69 FT TH S 55D46M W 259.30 FT TO POB TH CONT SAME LI 77.54 FT TH N 39D W 194.33 FT TH N 63D E 79 FT TH S 39D E ...more>>>		
Area	0.342 AC	S/T/R	08-37-25
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	\$12,000	Mkt Land	\$12,000
Ag Land	\$0	Ag Land	\$0
Building	\$85,006	Building	\$93,953
XFOB	\$4,428	XFOB	\$4,387
Just	\$101,434	Just	\$110,340
Class	\$0	Class	\$0
Appraised	\$101,434	Appraised	\$110,340
SOH/10% Cap	\$64,077	SOH/10% Cap	\$0
Assessed	\$37,357	Assessed	\$110,340
Exempt	HX HB VX \$30,000	Exempt	\$0
Total Taxable	county: \$7,357 other: \$7,357 school: \$7,357	Total Taxable	county: \$110,340 other: \$110,340 school: \$110,340

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.

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
12/16/2016	\$100	201614005967	QC	T	U	11
8/7/2012	\$100	201314003057	LA	I	U	11
2/1/1979	\$12,000	150 / 389	WD	I	Q	
3/1/1978	\$12,000	138 / 1000	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES DES MH (0810)	2005	784	1758	\$93,953

*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	1975	\$2,850.00	1.00	0 x 0
2003	SIDEWALK	1971	\$6.00	10.00	0 x 0
0860	DRVWY CONC	1971	\$13.00	20.00	0 x 0
1998	SHED-ES	2005	\$1,452.00	144.00	12 x 12
1916	PATIO B	2012	\$66.00	121.00	11 x 11

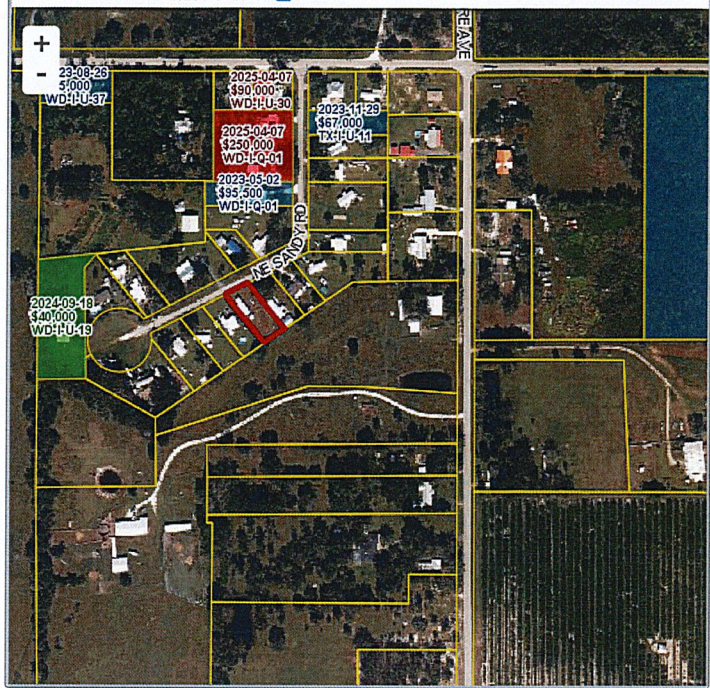
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.342 AC)	1.0000/1.0000 1.0000/ /	\$12,000 /LT	\$12,000	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

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



ISENBLATTER TAMMY JO
111 W 6TH ST
JONESBORO, IN 46938

08-37-25-0100-0000-0160

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1323600 2024

R 08-37-25-0100-0000-0160

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$56.03
COUNTY LAW ENF	.0024399	\$17.95
SCHOOL LRE	.0030960	\$22.78
SCHOOL DISC	.0022480	\$16.54
SOUTHWEST WATER MGMT	.0001909	\$1.40
TOTAL AD-VALOREM:		\$114.70

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: \$586.33

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions: HX HB VX

Property Address:
5152 NE SANDY RD ARCADIA 34266

**ISENBLATTER TAMMY JO &
ISENBLATTER LARRY ROBERT
111 W 6TH ST
JONESBORO , IN 46938**

0.342 ACRES
ELLER & HURST 2ND ADD
PARCEL 16 MPDAF:BEG NE COR OF
NE1/4 OF NE1/4 TH N 89D40M W
245 FT TH S 467 FT TH S 0D01M

FAIR MKT VALUE	\$101,434.00	DIST	7
ASSESS	\$37,357.00	EXEMPT VALUE	\$30,000.00
TAXABLE VALUE	\$7,357.00		

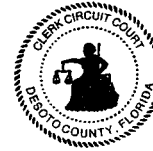
Installment Details

#	Due Date	Amount	Receipt#	Paid	Amt Due	Last Paid	Add To Cart
1	JUNE 2024	141.12	304706	132.65	\$0.00	7/10/2024 12:00:00 AM	
2	SEPT 2024	134.73	304963	134.73	\$0.00	10/7/2024 12:00:00 AM	
3	DEC1-DEC31	147.52	303001	147.52	\$0.00	1/13/2025 12:00:00 AM	
4	MARCH 1-31	152.05	1300049	152.05	\$0.00	4/7/2025 12:00:00 AM	
5	JUNE 2025	146.61	1101711	137.81	\$0.00	7/8/2025 12:00:00 AM	
6	SEPT 2025	139.97		0.00	\$139.97		

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
083725010000000160 R		2024	\$114.70	\$471.63	7/10/2024	\$132.65	\$0.00
					10/7/2024	\$134.73	
					1/13/2025	\$147.52	
					4/7/2025	\$152.05	
083725010000000160 R		2023	\$99.57	\$464.82	10/10/2023	\$150.87	\$0.00
					1/29/2024	\$144.02	
					1/29/2024	\$127.43	
					4/8/2024	\$131.34	
083725010000000160 R		2022	\$148.66	\$454.67	7/5/2022	\$137.80	\$0.00
					10/5/2022	\$139.96	
					1/9/2023	\$150.46	
					4/10/2023	\$155.07	
083725010000000160 R		2021	\$138.10	\$448.16	6/2/2021	\$134.72	\$0.00
					4/4/2022	\$143.28	
					4/4/2022	\$149.85	
					4/4/2022	\$149.81	
083725010000000160 R		2020	\$130.34	\$442.81	6/3/2021	\$202.08	\$0.00
083725010000000160 R		2019	\$116.69	\$438.38	7/1/2019	\$126.41	\$0.00
					10/2/2019	\$128.40	
					1/2/2020	\$138.81	
					4/2/2020	\$143.04	

083725010000000160 R	2018	\$105.34	\$432.50	7/2/2018	\$113.49	\$0.00
				10/3/2018	\$115.27	
				12/31/2018	\$143.78	
				4/1/2019	\$148.18	
083725010000000160 R	2017	\$92.33	\$390.50	7/3/2017	\$131.11	\$0.00
				9/29/2017	\$133.18	
				1/4/2018	\$98.91	
				4/4/2018	\$101.92	
083725010000000160 R	2016	\$167.35	\$390.50	7/5/2016	\$114.35	\$0.00
				10/3/2016	\$116.13	
				1/4/2017	\$152.60	
				4/3/2017	\$157.28	
083725010000000160 R	2015	\$174.97	\$311.50	7/2/2015	\$200.45	\$0.00
				9/30/2015	\$203.63	
				1/4/2016	\$29.12	
				4/4/2016	\$29.98	
083725010000000160 R	2014	\$565.41	\$287.50	11/10/2014	\$818.79	0.00



Return
to:
Name: **Tammy Jo Isenblatter**
Address **5152 NE Sandy Road**
S: **Arcadia, FL 34266**

Inst:201614005967 Date:12/16/2016 Time:9:58 AM
Doc Stamp-Deed 0.70
me DC,Ashley S. Coone,Desoto County Page 1 of 1

This Instrument Prepared by:

Tammy Jo Isenblatter
5152 NE Sandy Road
Arcadia, FL 34266

Property Appraisers Parcel I.D. 08-37-25-0100-0000-0160

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 16th day of December, 2016, by and between **Tammy Isenblatter, aka Tammy Jo Isenblatter, a married woman, joined by her husband, Larry Robert Isenblatter**, whose P.O. Address is: **5152 NE Sandy Road, Arcadia, Florida 34266** of the County of **DeSoto**, in the state of **Florida** hereinafter collectively referred to as "Seller", and

Tammy Jo Isenblatter and Larry Robert Isenblatter, as husband and wife, whose P.O. Address is: **5152 NE Sandy Road, Arcadia, Florida, 34266**, of the County of **DeSoto**, in the state of **Florida** hereinafter collectively referred to as "Buyer",

WITNESSETH: That Seller, for and in consideration of the sum of **\$10.00** Dollars and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in **DeSoto County, Florida**, to wit:

PARCEL 16 OF ELLER-HURST SUBDIVISION, SECOND ADDITION, AN UNRECORDED PLAT OF DESOTO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of the NE ¼ of the NE ¼ of Section 8, Township 37 South, Range 25 East, DeSoto County, Florida; thence N 89 degrees 40' W, along North line of said tract, 245.0 feet; thence South and parallel to East line of said tract, 467.0 feet; thence S 00 degrees 01' W, 215.18 feet; thence S 89 degrees 03'50" W, 110.69 feet; thence S 55 degrees 46' W, 259.30 feet to the Point of Beginning; thence continue with same line, 77.54 feet; thence N 39 degrees W, 194.33 feet; thence N 63 degrees E, 79.0 feet; thence S 39 degrees E, 184.34 feet to the Point of Beginning.

Together with a 2005 MIRA, single wide mobile home, VIN #H181458G, TITLE #92718630.

This is the homestead property of the grantor.

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

IN WITNESS WHEREOF, Seller 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

Witness Signature: Diana L. Heitman

Witness Printed Name: Diana L. Heitman

Witness Signature: Karen M. Smith

Witness Printed Name: KAREN M. Smith

Witness Signature: Diana L. Heitman

Witness Printed Name: Diana L. Heitman

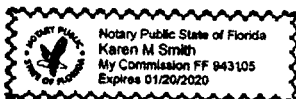
Tammy Jo Isenblatter
Tammy Jo Isenblatter

Larry Robert Isenblatter
Larry Robert Isenblatter

STATE OF FLORIDA
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this, 16th day of December, 2016, by **Tammy Isenblatter, aka Tammy Jo Isenblatter, a married woman, joined by her husband, Larry Robert Isenblatter.** Who are personally known to me or have produced Id Driver License as identification.

My Commission Expires:



Karen M. Smith
Printed Name:
Notary Public
Serial Number

Customer Information

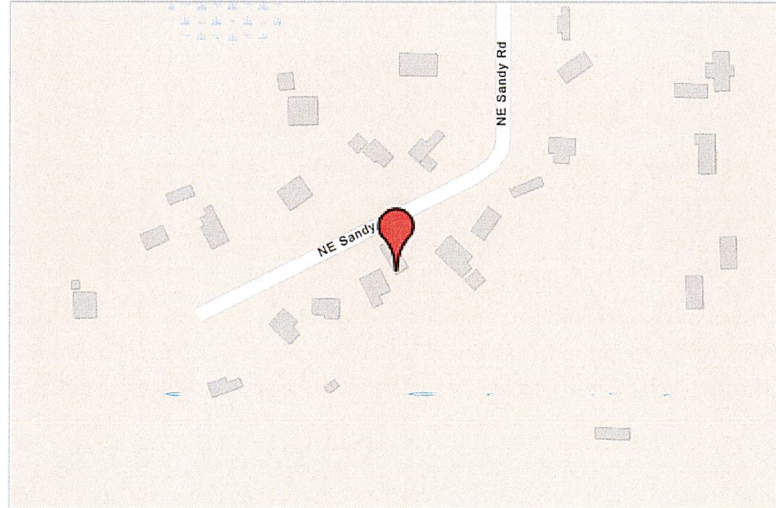
Name: FRED MASSONI
Address: 5178 NE SANDY RD
Arcadia, FL 34266

Phone: (772) 370-5518
Alt. Phone:
Email:

Request Classification

Topic: Overgrown Vegetation
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 5152 NE Sandy Rd

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 08-37-25-0100-0000-0160

Retention Disposition Date
Date File Scanned into DocuShare:

Description

Overgrown grass, junk and debris everywhere, rats all over house is abandoned by owner. Says the lady comes so often to mow the grass about once a year.

Reason Closed

Turn into a code case, number CE 24-0789

Date Expect Closed: 09/09/2024

Date Closed: 09/09/2024 10:25 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

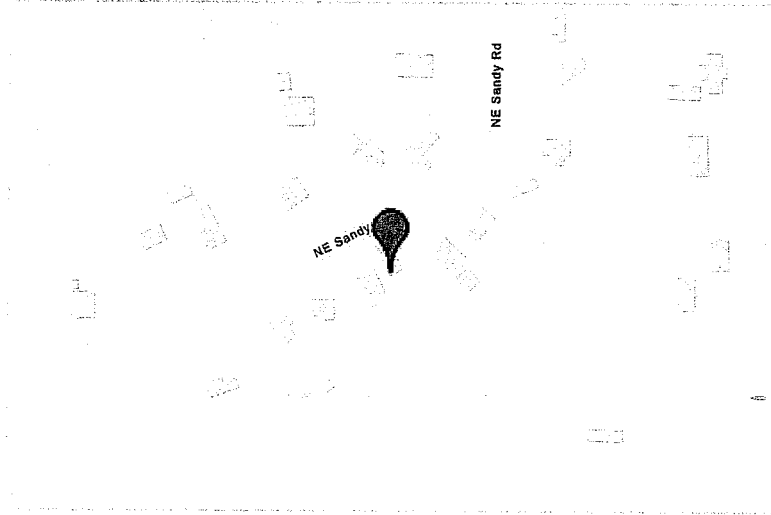
Customer Information

Name: MASSONI FRED
Address: 5178 NE SANDY RD
ARCADIA, FL 34266

Phone: (772) 370-5518
Alt. Phone:
Email: ke4amq@yahoo.com

Request Classification

Topic: Overgrown Vegetation
Status: Open
Assigned to: Thomas Turnbull
Property Address: 5152 NE Sandy Rd
Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 08-37-25-0100-0000-0160

Retention Disposition Date

Date File Scanned into DocuShare:

Description

OVERGROWN GRASS AND HAS RATS ON THE PROPERTY AND HOUSE SHOULD BE TAKEN DOWN.

Reason Closed

Date Expect Closed: 09/30/2025

Enter Field Notes Below

Notes:

2 photos

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Thomas Turnbull hereby notifies the Special Master that the previous order of the Special Master (CE 2025-010 & 24-0789) 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. LDR 20-1616 (a)(5)€ OVERGROWN

Dates of violation:

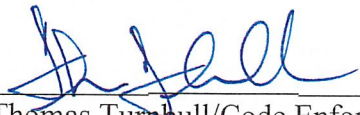
From September 12, 2025 the date set for compliance (or the date of the most recent prior inspection)
To September 18, 2025 the date of my last inspection equals: **(6) six day in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0**

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 Tammy Jo Isenblatter & Larry Robert Isenblatter

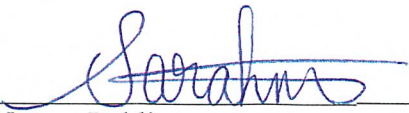
Case # 2025-010 & 24-0789



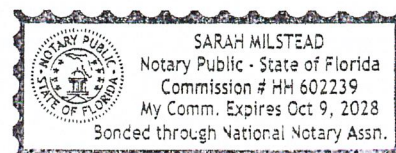
Thomas Turnbull/Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF DESOTO

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, 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 18th day of September, 2025.



Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,
vs.

**CASE NO. CE 2025-010
CE 2024-0789**

**TAMMY JO ISENBLATTER and
LARRY ROBERT ISENBLATTER,**

Respondents.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on March 25, 2025, upon a Notice of Violation filed against Respondents, Tammy Jo Isenblatter and Larry Robert Isenblatter. Respondents were not present and 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 # 08-37-25-0100-0000-0160

as described by Instrument #201614005967, recorded in the Official Records of DeSoto County, Florida, and more commonly known as 5152 NE Sandy Road, Arcadia, Florida (hereinafter the "Subject Property")

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

3. On August 30, 2024, DeSoto County Code Enforcement received a complaint concerning overgrown grass and junk and debris.

4. On September 9, 2024, an inspection conducted of the subject property resulted in the finding that the property was overgrown with grass and weeds, and there was an unlicensed vehicle on the property.

5. DeSoto County has alleged that the Respondents have violated the following:
 - A. DeSoto County Code of Ordinance (DCCO) Section 11-302 which prohibits the accumulation of 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;
 - B. DeSoto County Land Development Regulations Section 20-97 which prohibits parking 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; and
 - C. DeSoto County Land Development Regulations Section 20-1616(a)(5)(e) Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.
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 March 24, 2025, revealed progress being made as the property had been mowed; however, the Subject Property was still in violation due to an unlicensed car and junk and debris remaining on the property.
8. Petitioner has incurred, or anticipates incurring, costs of \$24.53 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondents, by act, conduct, or omission, created or allowed conditions on the property in violation of DeSoto County Code of Ordinance Section 11-302 Unauthorized dumping and accumulation prohibited and DeSoto County Land

Development Regulations Section 20-1616(a)(5)(e) Vegetation: Overgrown and unmanaged and in excess of ten (10) inches.

ORDER

Respondents are hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Code of Ordinances 11-302 and DeSoto County Land Development Regulations Sections 20-1616(a)(5)(e) and 20-97.

B. Within 10 days of the date of this Order, do all acts necessary to correct the remaining violation(s).

C. To pay costs in the amount of \$24.53 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 Respondent 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.

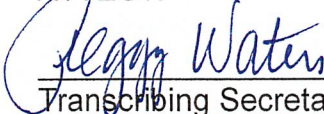
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED on April 9, 2025.



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

ATTEST:



Transcribing Secretary

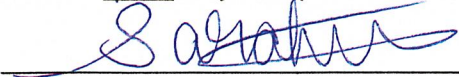
CE 2025-010
CE 2024-0789

Copies furnished to:

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

Respondents: Tammy Jo Isenblatter and Larry Robert Isenblatter, 5152 NW Sandy
Road, Arcadia, FL 34266

on this 14th day of April, 2025.


By: _____

Legal Administrative Assistant



09/18/2025 09:01

TOMMY TURNBULL
6152 NE SANDY RD



09/18/2025 09:01

TOMMY TURNBULL
6152 NE SANDY RD



09/12/2025 08:43

TOMMY TURNBULL
5152 MESANDY RD



09/12/2025 08:44

TOMMY TURNBULL
5152 MESANDY RD