BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs. CASE NO. SM-CE **22-0822**

DIAZ EVANGELINA GUZMAN ESTATE
Respondents,

_____/

AFFIDAVIT OF VIOLATION
(LDR Sect. 20-1581(b))

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: DIAZ EVANGELINA GUZMAN ESTATE, 2689 SW HWY 17, ARCADIA FL .

1. An inspection on August 25, 2025, Code Enforcement Officer visited your property located at 2689 SW HWY 17, ARCADIA FL described and zoned as: RMF-M

   DeSoto County Tax Parcel Number #12-38-24-0382-0000-010A more particularly described by deed or instrument number #202414005414 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited , Refuse and debris , Development Permit Required.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302 , LDR Sec. 20-1616 (a)(3) , LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated January 4, 2023 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Remove all garbage, refuse, rubbish, junk, and debris from the property. , 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 , Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

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

Sworn to and subscribed before me this 11th day of September, 2025 Affiant is personally known to me.

Sarah
Notary Public

SARAH MILSTEAD
Notary Public - State of Florida
Commission # HH 602239
My Comm. Expires Oct 9, 2028
Bonded through National Notary Assn.

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs. CASE NO. SM-CE **22-0822**

DIAZ EVANGELINA GUZMAN ESTATE
Respondents,

_____/

TO: DIAZ EVANGELINA GUZMAN ESTATE
2689 SW HWY 17
ARCADIA FL

RE: 2689 SW HWY 17, ARCADIA FL

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. 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.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the 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 _____ 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

Certified Mailing Number: 9589071052701588389157

Special Master Mandatory Hearing Case Checklist

** This checklist must be completed and accompany each case being turned in for Special Master Mandatory Hearing**

Respondents Name Evangelina Guzman Diaz Estate Case # 22-0822
Site Address 2689 SW Hwy 17
Respondent's Mailing Address 2689 SW Hwy 17

√ or N/A	
✓	Case Notes in date order
✓	Case Cost to date
✓	Property card
✓	Tax Record
✓	Deed Information
✓	Complaint/Request
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing
✓	Notice of Mandatory Hearing (file copy)
✓	Green Card if received, and or Track and Confirm information from the USP website
—	Original Notice to Correct in the envelope with green card attached if unclaimed
—	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of posting, if applicable
✓	Affidavit of posting or hand delivery
✓	Photographs of site visits in support of the case
✓	Any correspondence to or from the Respondent or the Respondent's representative
	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, 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:
LDR Sec 20-1342 Development w/out permit

_____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

Officers' Name Sharon Gray Special Master Hearing on: October 28, 2025

Reviewed by: [signature] Date: 8/29/25

SMCE 22-0822

Code Enforcement Case: CE-22-0822

Entered on: 12/21/2022 00:00
Printed on: 08/29/2025

Topic: Garbage and Debris
Status: Open - Turn in for SM
Due Date: 02/10/25
Assigned To: Sharon Gray
Initiated by: Sheriffs Department
Area #: RMF-M
Hearing Date:
Hearing Time:
SM Case No:

Permit

Permit #:
Business name:
License #:

Property Location

Occupant Name:
Address: 2689 SW HWY 17 ,
Phone:
Cell #:
APN : 12-38-24-0382-0000-010A

Owner Information

Owner Name: DIAZ EVANGELINA GUZMAN ESTATE
Address: 2689 SW HWY 17
ARCADIA, FL 34266
Phone: 863-244-3096
Cell #:

Actions

Action	By	Date	Time	Note/Observation
Inspection / Site Visit	Sharon Gray	12/21/2022	9:31 am	Site visit photos taken I was called to this address by the Sheriff's Dept for various violations. There is junk & debris, tires, appliances, toilet, several burn piles with debris and unburned furniture. There is also a room that was built in a carport structure that has plumbing leaving the building and the room appears to be being lived in. I could not find any permits for the structure.
Complaint	Sharon Gray	12/21/2022	10:15 am	Request 3603- Sheriff's Dept - The Sheriff's Dept called us out to the property for various violations.
Notice of Violation	Sharon Gray	01/04/2023	10:41 am	> Inspection Time:9:31 am, Send to (Owner - Cert no=70210350000051050669), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	01/04/2023	12:38 pm	Posted & mailed notice to correct photos taken
Return Receipt Received	Sharon Gray	01/09/2023		Received green card back
Case Notes	Sharon Gray	01/19/2023		Tommy found a filled out extension form at the front window. I don't know if they spoke with anyone in Code Enforcement or not or who gave them the extension form.
Inspection / Site Visit	Sharon Gray	01/24/2023	10:52 am	Site visit photos taken there is still debris.
E-mail Correspondence	Sharon Gray	03/14/2023	9:32 am	Emailed Alison: Alison, Have any permits been applied for or issued for an addition with carport for 2689 SW Hwy 17? Best Regards, Sharon
E-mail Correspondence	Sharon Gray	03/14/2023	9:33 am	Emailed Tara: Tara, Has any zoning verifications been turned in for 2689 SW Hwy 17 for an addition & carport? Best Regards, Sharon
E-mail Correspondence	Sharon Gray	03/20/2023	10:03 am	Alison's response: There are no carport permits for the subject address, nor any zoning on file. Regards, Alison M. Shuman Permit Tech Supervisor

Inspection / Site Visit	Sharon Gray 04/13/2023 1:41 pm	Site visit photos taken they are still working on getting the debris picked up. I will email Alison to check on permits for the carport with a room.
E-mail Correspondence	Sharon Gray 04/14/2023 3:36 pm	Tara's response: I don't see anything In the system or my inbox. Have A Great Day, Tara Wilson Administrative Assistant
Inspection / Site Visit	Sharon Gray 05/17/2023 3:08 pm	Site visit photos taken almost all of the debris has been picked up. I checked the public information page on the Building Department page and could not find any permits for the carport and room.
Inspection / Site Visit	Sharon Gray 08/15/2023 9:26 am	Site visit photos taken there is an unlicensed truck. No change with the structure.
Case Notes	Sharon Gray 05/28/2024	Esperanza Santos came into the office 863-244-3096. They have been working to get the estate worked out. They did get the property cleaned up. They are trying to get family members who are living there to get out of the house. I told them that they might have to evict them. I told her to stay in contact with me.
Inspection / Site Visit	Sharon Gray 01/09/2025 12:24 pm	Site visit photos taken there is some furniture in the yard and the carport still needs a permit for the carport. I will do some research on bankruptcy's and the property ownership. I will push out for a month and decide after research if it needs to go to Special Masters.
Phone Call	Sharon Gray 01/10/2025 9:13 am	Called Esperanza to check on the estate situation. She said that she is also going through a bankruptcy but she is planning on tearing down the carport within the next month or so. She is the only one working on the property. I let her know that there is some furniture out in the yard.
Case Notes	Sharon Gray 08/25/2025	Spoke to Katie in property appraisers as to why three additional liens have been recorded but the ownership hasn't changed. She said that there is a probate or a court appointed executor so the three kids or grandkids have each done deeds but since it wasn't done through the correct legal process the property stays in the estates name.
Inspection / Site Visit	Sharon Gray 08/25/2025 10:24 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray 08/25/2025 3:28 pm	Hello, I am checking for any zoning verifications or permits for an addition and carport? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray 08/25/2025 3:38 pm	Email from Jeorgia from Planning: No ma'am not that I can see
E-mail Correspondence	Sharon Gray 08/25/2025 3:46 pm	Good afternoon, There are currently no open permits or permit applications for the address above. Sincerely, Juana Sanchez Permit Technician – Building Department
Turn in for Special Master Hearing	Sharon Gray 08/26/2025 9:49 am	
Submitted for Special Master Review and approval	Sharon Gray 08/26/2025 10:05 am	
E-mail Correspondence	Sharon Gray 08/27/2025 2:06 pm	Bridgette, Are there any probate for DIAZ EVANGELINA GUZMAN ESTATE? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray 08/27/2025 3:35 pm	Bridgette emailed me over a document. A probate document. Please see attachments for a copy of the probate document.
Case Notes	Sharon Gray 08/28/2025 1:09 pm	I left a copy of the probate document for Katie in Property Appraisers from Bridgette Rios from the Clerk's office to review. She called and spoke to Jill while I was in the Special Masters hearing. She told jill that she spoke to David Williams the property appraisers that the probate document doesn't change the ownership. That the paperwork does not transfer the title.

Violations

#	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	
2	LDR Sec. 20-1616 (a)(3) - Refuse and debris 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		Open	
3	LDR Sec. 20-1342 - Development Permit Required Corrections Required:Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits		Open	

Additional Addresses

Address Type:Complainant
Name:Sheriff's Dept
Address:208 E. Cypress St
Arcadia, FL 34266
Phone: Cell #:(863) 993-4700

Inspection Notes

Date: _____ Time: _____

Findings:_____

_____

_____

_____

CASE NUMBER: 22-0822

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ $.15 per photo	48	$	7.20
SERVICE	Number of Certified letters	1	$	7.82
LEGAL SERVICE	Number of Certified letters	1	$	9.64
		TOTAL	$	24.66

x _____ PROPERTY CARD

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: 8/21/2025

Parcel: (<<) **12-38-24-0382-0000-010A (10595)** (>>)

Owner & Property Info

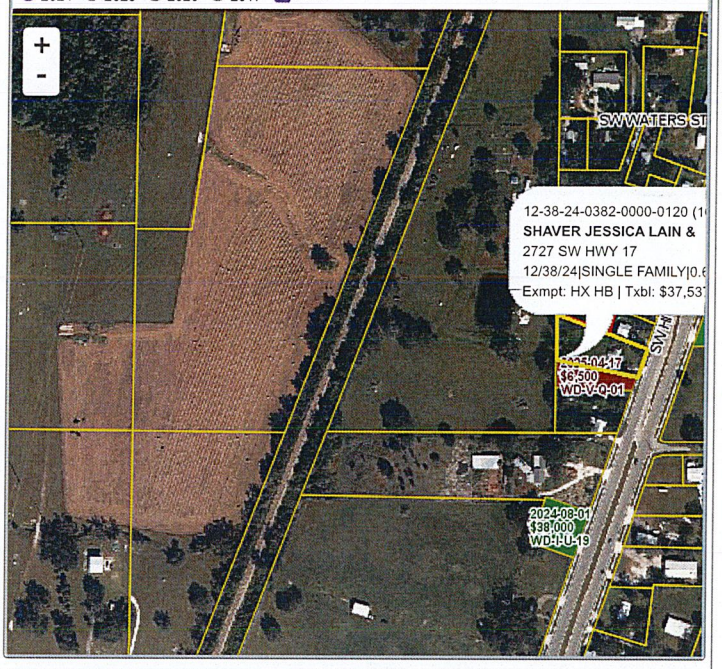
Result: 1 of 2

Owner	**DIAZ EVANGELINA GUZMAN ESTATE** 2689 SW HWY 17 ARCADIA, FL 34266		
Site	2689 SW HWY 17, ARCADIA		
Description*	VIRGIL KELLAM ESTATES LOTS 10A & 11A OR 354/91 OR 535/857 INST:202414005412 INST:202414005413 INST:202414005414		
Area	0.869 AC	S/T/R	12-38-24
Use Code**	MULTI-FAMILY < 10 UT (0800)	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.

Aerial Viewer | Building Photo | Google Maps

2024 2023 2020 2017 Sales



Property & Assessment Values

2024 Certified Values		2025 Preliminary Values	
Mkt Land	$9,000	Mkt Land	$9,000
Ag Land	$0	Ag Land	$0
Building	$85,572	Building	$93,748
XFOB	$4,389	XFOB	$4,325
Just	$98,961	Just	$107,073
Class	$0	Class	$0
Appraised	$98,961	Appraised	$107,073
SOH/10% Cap	$6,858	SOH/10% Cap	$5,760
Assessed	$98,961	Assessed	$107,073
Exempt	$0	Exempt	$0
Total Taxable	county:$92,103 other:$92,103 school:$98,961	Total Taxable	county:$101,313 other:$101,313 school:$107,073

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
9/29/2023	$100	202414005414	QC	I	U	11
9/23/2023	$100	202414005413	QC	I	U	11
9/16/2023	$100	202414005412	QC	I	U	11
7/25/2003	$100	538 / 2072	QC	I	U	
6/16/2003	$100	535 / 857	QC	I	U	
10/24/1995	$100	354 / 091	QC	I	U	
6/19/1991	$29,000	283 / 709	WD	I	Q	
7/12/1989	$32,000	261 / 123	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES DES MH (0810)	2004	1239	1239	$85,862
Sketch	CABIN (2650)	1977	326	590	$7,886

*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	1977	$2,850.00	1.00	0 x 0
1405	FNC CH L5	1985	$1,369.00	730.00	0 x 0
2003	SIDEWALK	1977	$52.00	69.00	0 x 0
0850	CONCR SLAB	1977	$54.00	72.00	12 x 6

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0800	MULTI-FAM (MKT)	1.000 LT (0.869 AC)	1.0000/1.0000 1.0000/ /	$9,000 /LT	$9,000	RMF-M

* 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: 1 of 2

© 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: 8/21/2025 and may not reflect the data currently on file at our office.

VIRGIL KELLAM ESTATES
LOTS 10A & 11A
OR 354/91 OR 535/857

DIAZ EVANGELINA GUZMAN ESTATE
2689 SW HWY 17
ARCADIA, FL 34266

2025

12-38-24-0382-0000-010A

DESOTO COUNTY PROPERTY

BUILDING CHARACTERISTICS

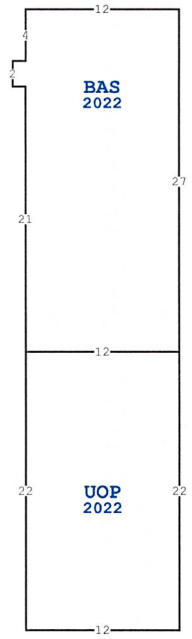
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	02	SHED 100
Roof Cover	05	TIN 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	00	N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1 100
Architectual	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0800	MULTI-FAMILY < 10 UT
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	300004.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	326	100	2022	326	7,024
UOP	264	15	2022	40	862
TOTALS	590			366	7,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2650	01	366	103.8400	43.09	15,771	1977	1977	0	0	50	33.50	50.00

7 CABIN 0% - 2022 Heated Area: 326 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2012 NK
INC DATE		AG DATE	

2689 SW HWY 17, ARCADIA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	93,748
TOTAL MARKET OB/XF VALUE	4,325
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	107,073
SOH/AGL Deduction	5,760
ASSESSED VALUE	101,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,313
TOTAL JUST VALUE	107,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202414005414	9/29/2023	QC	U	I	11	100
GRANTOR: SALAS GUADALUPE GUZMA						
GRANTEE: SANTOS ESPERANZA						
202414005413	9/23/2023	QC	U	I	11	100
GRANTOR: MALDONADO DINA						
GRANTEE: SANTOS ESPERANZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=100,10] W12 S4 W1 S2 E1 S21 E12 N27 $
UOP=[YR=2022;ORIG=88,37] S22 E12 N22 W12 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2023 BY AS Total Acres: 0.87 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 08/20/2025 BY SYS

VIRGIL KELLAM ESTATES
LOTS 10A & 11A
OR 354/91 OR 535/857

DIAZ EVANGELINA GUZMAN ESTATE
2689 SW HWY 17
ARCADIA, FL 34266

2025

12-38-24-0382-0000-010A

DESOTO COUNTY PROPERTY

BUILDING CHARACTERISTICS

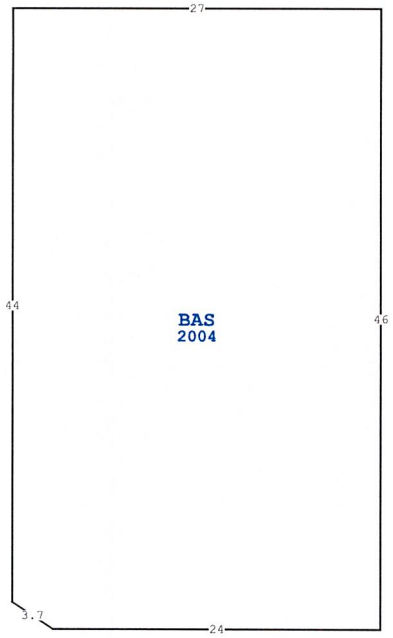
ELEMENT	CD	CONSTRUCTION
Exterior Wall	28	VIN SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0800	MULTI-FAMILY < 10 UT
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	300004.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,239	100	2004	1,239	85,863
TOTALS	1,239			1,239	85,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0810	02	1,239	110.0000	115.50	143,104	2004	2004	0	0	60	17.50	60.00

1 RES DES MH 0% - 0 Heated Area: 1239 HX Base Yr



2689 SW HWY 17, ARCADIA

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2012 NK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	93,748
TOTAL MARKET OB/XF VALUE	4,325
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	107,073
SOH/AGL Deduction	5,760
ASSESSED VALUE	101,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,313
TOTAL JUST VALUE	107,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
202414005414	9/29/2023	QC	U	I	11	100
GRANTOR: SALAS GUADALUPE GUZMA						
GRANTEE: SANTOS ESPERANZA						
202414005413	9/23/2023	QC	U	I	11	100
GRANTOR: MALDONADO DINA						
GRANTEE: SANTOS ESPERANZA						

BUILDING NOTES

ID# FLFL370A30761-LF31/B RP

BUILDING DIMENSIONS

BAS=[YR=2004] W27 S44 D2 R3 E24 N46$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1775	MH-CONN	0	0	0	0	1.00	UT	9,500.00	9,500.00	100	1977	1977	3	30	2,850	
2	1405	FNC CH L5	0	0	0	0	730.00	LF	7.50	7.50	100	1985	1985	3	25	1,369	
3	2003	SIDEWALK	0	0	0	0	69.00	SF	2.50	2.50	100	1977	1977	3	30	52	
4	0850	CONCR SLAB	0	0	12	6	72.00	SF	2.50	2.50	100	1977	1977	3	30	54	

LAND DESCRIPTION

TOTAL OB/XF 4,325

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RMF-M	0.00	0.00	1.00	LT		1.00	1.00	1.00	9,000.00	9,000.00	9,000	37868.09 SFORR						

REVIEW DATE 02/22/2023 BY AS Total Acres: 0.87 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 08/20/2025 BY SYS

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 955500 2024 **R 12-38-24-0382-0000-010A**

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	$701.39
COUNTY LAW ENF	.0024399	$224.72
SCHOOL LRE	.0030960	$306.38
SCHOOL DISC	.0022480	$222.46
SOUTHWEST WATER MGMT	.0001909	$17.58
TOTAL AD-VALOREM:		**$1,472.53**

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	$160.00
Asmt - FIRE	$236.00
Asmt - SOLID WASTE	$91.00
Asmt - SOLID WASTE COLLECT	$456.26
TOTAL NON-AD VALOREM:	**$943.26**

COMBINED TAXES & ASMTS: **$2,415.79**

DISCOUNT: **$0.00**

UNPAID BALANCE: **$0.00**

Exemptions:

Property Address:
2689 SW HWY 17 ARCADIA 34266

DIAZ EVANGELINA GUZMAN ESTATE
2689 SW HWY 17
ARCADIA , FL 34266 - 0000

0.869 ACRES
VIRGIL KELLAM ESTATES
LOTS 10A & 11A
OR 354/91 OR 535/857
INST:202414005412

FAIR MKT VALUE	**$98,961.00**	**DIST**	**7**
ASSESS	**$92,103.00**	**EXEMPT VALUE**	**$0.00**
TAXABLE VALUE	**$92,103.00**		

**** PAID ****

Last Payment: 11/26/2024 **Receipt Number:** 601240

Amount Collected: $2,319.16 **Discount Amount:** $0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
12382403820000010A	R	2024	$1,472.53	$943.26	11/26/2024	$2,319.16	$0.00
12382403820000010A	R	2023	$1,377.14	$929.64	11/29/2023	$2,214.51	$0.00
12382403820000010A	R	2022	$1,220.45	$909.34	11/28/2022	$2,044.60	$0.00
12382403820000010A	R	2021	$1,850.27	$1,792.64	11/21/2021	$3,497.19	$0.00
12382403820000010A	R	2020	$1,753.73	$1,771.24	11/25/2020	$3,383.97	$0.00
12382403820000010A	R	2019	$1,221.74	$876.76	11/20/2019	$2,014.56	$0.00
12382403820000010A	R	2018	$1,088.36	$865.00	11/20/2018	$1,875.23	$0.00
12382403820000010A	R	2017	$310.54	$781.00	11/27/2017	$1,047.88	$0.00
12382403820000010A	R	2016	$300.78	$781.00	11/22/2016	$1,038.51	$0.00
12382403820000010A	R	2015	$316.95	$623.00	11/24/2015	$902.35	$0.00
12382403820000010A	R	2014	$283.27	$575.00	11/21/2014	$823.94	0.00

QUIT CLAIM DEED — RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name: Evangelina Guzman Diaz (863)-993-4379
Address: 2689 SW Hwy 17
Arcadia, Fl 34266

This Instrument Prepared by:
Name: Perry A. Williams
Address: 1113 6th Ave
Arcadia, Fl 34266

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)
[redacted] (Evangelina Guzman Diaz)
[redacted] Guadalupe Guzman)

FL#2003009457 B 538 P2072
REC NO. 17325200117

FILED AND RECORDED
DATE 09/09/2003 TM 01:50
MITZIE W. MCGAVIC CLERK
CO:DESOTO ST:FL

CLERK CIRCUIT COURT DESOTO COUNTY, FLORIDA

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 25 *day of* July 2003 (Date), *by* Evangelina Guzman Diaz + Guadalupe Guzman, *first party, to* Evangelina Guzman Diaz, *whose post office address is* 2689 SW Hwy 17 Arcadia, Fl 34266, *second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* -0-, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* _____, *State of* _____, *to-wit:*

Lots 10A and 11A of Virgil Kellam Subdivision, An Unrecorded Plat being more Particulary described as: Commence at the NW Corner of NE 1/4 of SW 1/4 of section 12 township 38 south range 24 east thence S 0°12 E along west line of said Forty, 808.64 feet to P.O.B. thence continue same line, 192.51 feet, thence 73°04'15"E, 144.32 feet thence N13°43'52"E, 162.96 feet thence S. 73°04'15" E 144.52 feet to west R/W of US #17 thence N18°30'E along said R/W 20.0 feet; thence N 73°04 15"W 145.99 feet thence N 98°27'51"W, 211.15 feet to P.O.B. together with a 1977 Sonul, Double wide mobile home I.D. numbers S934884A and S1348 8 4B permanently a fixed there to subject to reservations restrictions and easements of record if any in the public records of Desoto County, Florida, but this provision shall not operate to re-impose the same.

To Have and to Hold *The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *the said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Dinah Guzman
Witness Signature (as to first Grantor)
Dinah Guzman
Printed Name

Esperanza Santos
Witness Signature (as to first Grantor)
Esperanza Santos
Printed Name

Dinah Guzman
Witness Signature (as to Co-Grantor, if any)
Dinah Guzman
Printed Name

Esperanza Santos
Witness Signature (as to Co-Grantor, if any)
Esperanza Santos
Printed Name

Evangelina Guzman Diaz L.S.
Grantor Signature
Evangelina Guzman Diaz
Printed Name
2689 SW Hwy 17
Arcadia Fl 34266
Post Office Address

Guadalupe Guzman L.S.
Co-Grantor Signature, (if any)
Guadalupe Guzman
Printed Name
2689 Hwy 17 South
Arcadia, Fla 34266
Post Office Address

STATE OF FLORIDA)
COUNTY OF De Soto)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Evangeline Guzman Diaz and Guadalupe Guzman known to me to be the person _____ described in and who executed the foregoing instrument, who acknowledged before me that _____ executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____

NOTARY RUBBER STAMP SEAL
Perry A Williams
My Commission CC893709
Expires December 08, 2003

Witness my hand and official seal in the County and State last aforesaid this 25th day of July 2003 (Date)

Perry A Williams
Notary Signature
Perry A. Williams
Printed Name

© Form Design, Seminole Paper & Printing Co., Inc., 1994
11 02 95

[redacted] [redacted]

DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT

clericus ORI
POWERED BY CIVITEK

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

17 items found, displaying all items. 1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
DIAZ EVANGELINA GUZMAN	F	11/08/2013	ASG	201314006005	0/0	1	$0.00	OR 556 P 2034 View Image
DIAZ EVANGELINA	F	06/04/2009	FIN	200914004898	0/0	2	$0.00	WATER TREATMENT SYSTEM View Image
DIAZ EVANGELINA GUZMAN	F	01/30/2006	UNK	2006001185	575/1266	2	$0.00	CASE# 142005DR000457 View Image
DIAZ EVANGELINA GUZMAN	F	07/27/2005	SAT	2005009595	566/1451	1	$0.00	CASE #142004SC000419 View Image
DIAZ EVANGELINA GUZMAN	F	12/29/2004	MTG	2004014423	556/2034	9	$43,949.00	LOTS 10A & 11A VIRGIL KELLAM SUB View Image
DIAZ EVANGELINA GUZMAN	F	10/18/2004	NOC	2004011063	554/30	1	$0.00	LT 10 VIRGIL KELLAM SUB View Image
DIAZ EVANGELINA GUZMAN	F	09/09/2003	D	2003009457	538/2072	1	$0.00	LTS 10A, 11A VIRGIL KELLAM SUB View Image
DIAZ EVANGELINA GUZMAN	T	09/09/2003	D	2003009457	538/2072	1	$0.00	LTS 10A, 11A VIRGIL KELLAM SUB View Image
DIAZ EVANGELINA GUZMAN	F	06/18/2003	D	2003006402	535/857	1	$10.00	LTS 10A, 11A VIRGIL KELLAM SUB View Image
DIAZ EVANGELINA GUZMAN	T	06/18/2003	D	2003006402	535/857	1	$10.00	LTS 10A, 11A VIRGIL KELLAM SUB View Image
DIAZ EVANGELINA GUZMAN	T	06/25/1998	SAT	985686	409/1157	1	$0.00	OR 395 P 890 View Image
DIAZ EVANGELINA GUZMAN	T	12/15/1997	SAT	9710113	397/538	1	$0.00	OR 354 P 664 View Image

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
DIAZ EVANGELINA GUZMAN	F	12/03/1997	FIN	979719	396/856	1	$0.00	OR 354 P 669 View Image
DIAZ EVANGELINA GUZMAN	F	11/17/1997	MTG	979257	395/890	6	$25,733.44	LTS 10A,11A VIRGIL KELLAM SUB...SEE INST View Image
DIAZ EVANGELINA GUZMAN	F	11/06/1995	MTG	957422	354/664	5	$22,628.41	LTS 10A, 11A VIRGIL KELLAM SUB View Image
DIAZ EVANGELINA GUZMAN	F	11/06/1995	FIN	957423	354/669	1	$0.00	77 SCHULTZ DOUBLEWIDE MOBILE HOME View Image
DIAZ EVANGELINA GUZMAN	T	10/24/1995	D	957136	354/91	1	$10.00	LTS 10A AND 11A VIRGIL KELLAM SUB View Image

17 items found, displaying all items.

Sharon

STATE OF FLORI

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPE

BUREAU of VITAL S

CERTIFICATION OI

STATE FILE NUMBER: 2017167060

D

DECEDENT INFORMATION

D

NAME: EVANGELINA DIAZ-GUZMAN

DATE OF DEATH: OCTOBER 29, 2017 SEX: FEM

DATE OF BIRTH: FEBRUARY 14, 1928 SSN: [redacted]

BIRTHPLACE: LOS INDIOS, TEXAS, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 2689 HIGHWAY 17 SOUTH

LOCATION OF DEATH: ARCADIA, DESOTO COUNTY, 34266

RESIDENCE: 2689 HIGHWAY 17 SOUTH, ARCADIA, FLORIDA 34266, UNITED STATES

COUNTY: DESOTO

OCCUPATION, INDUSTRY: HOMEMAKER, OWN HOME

EDUCATION: 8TH GRADE OR LESS EVER IN U.S. ARMED FORCES?NO

HISPANIC OR HAITIAN ORIGIN? YES, MEXICAN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: WIDOWED

SURVIVING SPOUSE NAME: NONE

FATHER'S/PARENT'S NAME: PEDRO DIAZ

MOTHER'S/PARENT'S NAME: MARIA PEREZ

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: DINAH MALDONADO

RELATIONSHIP TO DECEDENT: GRANDDAUGHTER

INFORMANT'S ADDRESS: 1401 MAPLE DRIVE, ARCADIA, FLORIDA 34266, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: Jeannette R. Duncan, F050163

FUNERAL FACILITY: PONGER-KAYS-GRADY FUNERAL HOME - ARCADIA F039948
50 N HILLSBOROUGH AVE, ARCADIA, FLORIDA 34266

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: LEE MEMORIAL PARK CEMETERY
FORT MYERS, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 HOUR): 1550 DATE CERTIFIED: OCTOBER 31, 2017

CERTIFIER'S NAME: SAMIR DAWOD RAJIHA

CERTIFIER'S LICENSE NUMBER: ME127582

NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER): NOT ENTERED

, STATE REGISTRAR

REQ: 2019877698

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.

* 3 8 4 6 3 3 0 3 *

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD

Florida HEALTH

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT

OCRS POWERED BY CIVITEK ONLINE COURT RECORDS SEARCH

New Search

UCN	FILE DATE	COUNTY	CASE TYPE	STATUS
142004SC000419SCAXMA [2004SC000419AX]	10/07/2004	DESOTO	Small Claims 48-C	CLOSED

Name	Type	Name	Type
HALL, DON THOMAS	JUDGE	MALDOANADO, DINAH	PLAINTIFF
DIAZ, EVANGELINA GUZMAN	PLAINTIFF	COLEMAN, GEORGE	DEFENDANT

This instrument prepared without
benefit of title examination by:
Frank Ribel, Jr.
Attorney at Law
25 East Oak Street
Arcadia, FL 34266
(863)494-7139

Inst: 202414005412 Date: 07/19/2024 Time: 11:15AM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

Property ID No. 12-38-24-0382-0000-010A

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 6th day of September 2023, by **DORA GUZMAN a/k/a DORA D. GUZMAN a/k/a DORA ILSA MARTINEZ** who resides at 1386 NE Sunset Ave., Arcadia, FL 34266 hereinafter called the Grantor, and **ESPERANZA SANTOS** who resides at 1409 SE Maple Dr., Arcadia, Florida 34266 hereinafter called the Grantee.

WITNESSETH: That the said grantor(s), for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, does hereby grant, convey, remise, release and quit-claim unto the said grantee, **ESPERANZA SANTOS**, all that certain land situate in Desoto County, Florida, to-wit

Lots 10A and 11A of Virgil Kellam Subdivision, An Unrecorded Plat being more particularly described as: Commence at the NW corner of the NE ¼ of SW ¼ of section 12, township 38 south, range 24 east; thence S 0° 12' E along west line of said forty, 808.64 feet to P.O.B.; thence continue same line, 192.51 feet; thence S 73° 04'15" E, 144.32 feet; thence N 13° 43' 52" E, 162.96 feet; thence S. 73° 04' 15" E, 144.32 feet; thence N 73° 04' 15" W, 145.99 feet; thence N 98° 29' 51" W, 211.15 feet to P.O.B. together with a 1977 Schul, Doublewide mobile home, I.D. numbers S134884A and S134884B, permanently affixed thereto.
Subject to reservations, restrictions and easements of record, if any in the public records of Desoto County, Florida, but this provision shall not operate to re-impose the same.

TO HAVE AND HOLD, the same together with all and singular the appurtenances there unto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Zachary Ribel
Witness Signature
Printed name: Zachary Ribel

Michelle L Roman
Witness Signature
Printed name: Michelle L. Roman

Dora G _____ L.S.
DORA GUZMAN a/k/a DORA D. GUZMAN
a/k/a DORA ILSA MARTINEZ

STATE OF FLORIDA,
COUNTY OF DESOTO, **TO-WIT:**
The foregoing instrument was acknowledged before me this 6th day of September, 2023, by Dora Guzman, who is personally known to me or who has produced _____ as identification.

MICHELLE L. ROMANN
MY COMMISSION # HH 042433
EXPIRES: January 13, 2025
Bonded Thru Notary Public Underwriters

Michelle L Roman
Notary Public
Printed Name: Michelle L. Roman
My Commission Expires: January 13, 2025

This instrument prepared without
benefit of title examination by:
Frank Ribel, Jr.
Attorney at Law
25 East Oak Street
Arcadia, FL 34266
(863)494-7139

Inst: 202414005413 Date: 07/19/2024 Time: 11:15AM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

Property ID No. 12-38-24-0382-0000-010A

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 23 day of September 2023, by **DINA MALDONADO a/k/a DINAH GUZMAN** who resides at 1401 SE Maple Dr., Arcadia, FL 34266, hereinafter called the Grantor, and **ESPERANZA SANTOS** who resides at 1409 SE Maple Dr., Arcadia, Florida 34266 hereinafter called the Grantee.

WITNESSETH: That the said grantor(s), for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, does hereby grant, convey, remise, release and quit-claim unto the said grantee, **ESPERANZA SANTOS**, all that certain land situate in Desoto County, Florida, to-wit

Lots 10A and 11A of Virgil Kellam Subdivision, An Unrecorded Plat being more particularly described as: Commence at the NW corner of the NE ¼ of SW ¼ of section 12, township 38 south, range 24 east; thence S 0° 12' E along west line of said forty, 808.64 feet to P.O.B.; thence continue same line, 192.51 feet; thence S 73° 04'15" E, 144.32 feet; thence N 13° 43' 52" E, 162.96 feet; thence S. 73° 04' 15" E, 144.32 feet; thence N 73° 04' 15" W, 145.99 feet; thence N 98° 29' 51" W, 211.15 feet to P.O.B. together with a 1977 Schul, Doublewide mobile home, I.D. numbers S134884A and S134884B, permanently affixed thereto.
Subject to reservations, restrictions and easements of record, if any in the public records of Desoto County, Florida, but this provision shall not operate to re-impose the same.

TO HAVE AND HOLD, the same together with all and singular the appurtenances there unto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Alyssa Maldonado
Witness Signature
Printed name: Alyssa Maldonado

Luis Roman
Witness Signature
Printed name: Luis Roman

Dinah Maldonado L.S.
DINA MALDONADO a/k/a DINAH GUZMAN

STATE OF Florida,
COUNTY OF Desoto, **TO-WIT:**
The foregoing instrument was acknowledged before me this 23 day of September, 2023, by _____, who is personally known to me or who has produced Driver License as identification.

Notary Public
Printed Name: Sandra Hernandez
My Commission Expires: 7-23-27

NOTARY PUBLIC STATE OF FLORIDA
SANDRA HERNANDEZ
Commission # HH 424577
Expires July 23, 2027

This instrument prepared without
benefit of title examination by:
Frank Ribel, Jr.
Attorney at Law
25 East Oak Street
Arcadia, FL 34266
(863)494-7139

Inst: 202414005414 Date: 07/19/2024 Time: 11:15AM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County. By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

Property ID No. 12-38-24-0382-0000-010A

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 29 day of 29 2023, by **GUADALUPE GUZMAN SALAS** who resides at 5015 Armor Rd., Plant City, FL 33567 hereinafter called the Grantor, and **ESPERANZA SANTOS** who resides at 1409 SE Maple Dr., Arcadia, Florida 34266 hereinafter called the Grantee.

WITNESSETH: That the said grantor(s), for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, does hereby grant, convey, remise, release and quit-claim unto the said grantee, **ESPERANZA SANTOS**, all that certain land situate in Desoto County, Florida, to-wit

Lots 10A and 11A of Virgil Kellam Subdivision, An Unrecorded Plat being more particularly described as: Commence at the NW corner of the NE ¼ of SW ¼ of section 12, township 38 south, range 24 east; thence S 0° 12' E along west line of said forty, 808.64 feet to P.O.B.; thence continue same line, 192.51 feet; thence S 73° 04'15" E, 144.32 feet; thence N 13° 43' 52" E, 162.96 feet; thence S. 73° 04' 15" E, 144.32 feet; thence N 73° 04' 15" W, 145.99 feet; thence N 98° 29' 51" W, 211.15 feet to P.O.B. together with a 1977 Schul, Doublewide mobile home, I.D. numbers S134884A and S134884B, permanently affixed thereto.
Subject to reservations, restrictions and easements of record, if any in the public records of Desoto County, Florida, but this provision shall not operate to re-impose the same.

TO HAVE AND HOLD, the same together with all and singular the appurtenances there unto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Angel Reynolds
Witness Signature
Printed name:

Witness Signature
Printed name:

L.S.
GUADALUPE GUZMAN

STATE OF Florida
COUNTY OF Hillsborough **TO-WIT:**
The foregoing instrument was acknowledged before me this 24 day of October 2023, by _____, who is personally known to me or who has produced personally known identification.

Joanna Giddens
Notary Public
Printed Name: Joanna Giddens
My Commission Expires: 6/1/27

JOANNA GIDDENS
MY COMMISSION # HH 373773
EXPIRES: June 1, 2027

Jann Wenner Wilson
623 NE Gold Dust Rd.
Branford FL
32008

Wrong Mailbox

TAMPA FL 335
SAINT PETERSBURG FL
19 SEP 2023 PM 8 L

Mail a smile.
Thinking of You
STATION

Desoto County Code
Compliance 201 E Oak St
Suite 204 ARCadia FL

34266-496093

BUNDLE 6

Desoto County Code Compliance
201 E Oak St. Suite 204
Arcadia, Florida 34266
Phone: (863)491-6165
Fax: (863)491-6163
https://desotobocc.com/departments/code_enforcement

CODE ENFORCEMENT COMPLAINT FORM

Florida Statutes Chapter 119: It is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency.

Anonymous Complaint Notice:
Florida Statute Chapter 125.69 and 162.21 prohibits code compliance officers from initiating a code compliance action based on an anonymous complaint. Individuals wishing to submit a complaint are required to provide their name and address. An exception was provided permitting anonymous complaints only if a code officer has reason to believe the violation presents an imminent threat to public health, safety, or welfare or there is a threat of imminent destruction of habitat or sensitive resources.

*Required Information

Complainant:** Jann Wenner Wilson Phone: ( ) N/A
(Person Filing Complaint)

Address:** 623 NE Gold Dust Rd. City**: Branford, FL

Email Address: Zip** 32008

Address of Violation: 2689 HWY. 17.S. ARcadia FL 34266 Parcel# _____
(If no formal address is available, please provide a sketch of violation location.)

Owner's / Occupant's Name: Evangelina Guzman Diaz Phone: ( ) None
(Contact Name)

Owner's Address: 2689 HWY 17.S. City: ARcadia Zip 34266

Type of Building: (Residential / Commercial / Agricultural /Accessory Structure) _____

Nature of Complaint: (Life Safety / Property / Nuisance) House Has been condemned. people are in their living Doing Drugs Selling drugs. That house has been condemned.

Complainant's Signature [signature] Date: 9-18-23

~~ ***FOR OFFICE USE ONLY*** ~~

Date recived: _____ by: phone, Fax, Mail or in Office : _____

Received by: _____

Date added to Code Compliance software: _____

Request: 3603 Entered on: 12/21/2022 10:15 AM By: Sharon Gray

Customer Information

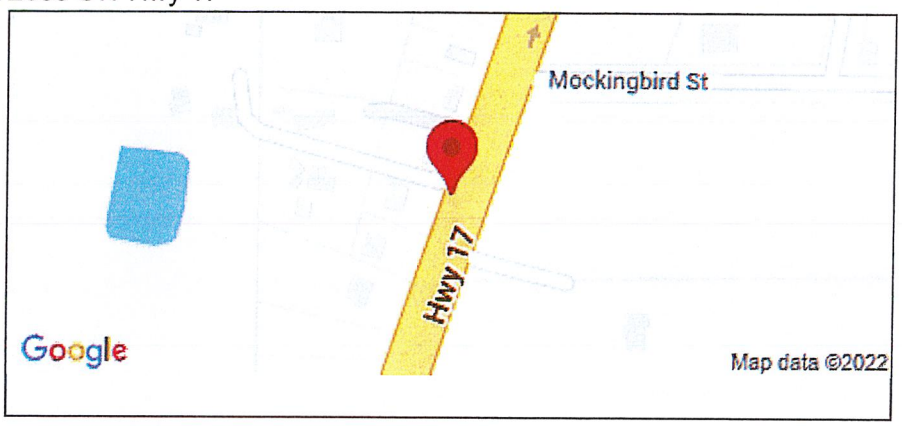
Name: Sheriff's Dept
Address: 208 E. Cypress St
Arcadia, FL 34266

Phone:
Alt. Phone: (863) 993-4700
Email:

Request Classification

Topic: Accumulation of Garbage / Refuse
Status: Open
Assigned to: Sharon Gray
Property Address: 2689 SW Hwy 17

Request type: Complaint
Priority: Normal
Entered Via: Phone



Time of Day:
Property APN:

Description

The Sheriff's Dept called us out to the property for various violations.

Reason Closed

Date Expect Closed: 12/31/2022

Enter Field Notes Below

Notes: _____

_____

_____

_____

_____

_____

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

Sec. 20-1342. - Development permit required prior to undertake any development activity.

Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. No development activity shall be undertaken unless authorized by a development order or development permit.

(LDR, § 12002; Ord. No. 2012-01, § 12002, 5-22-2012)

COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

COPY

NOTICE to CORRECT VIOLATION

DIAZ EVANGELINA GUZMAN ESTATE
2689 SW HWY 17
ARCADIA, FL 34266

RE: **2689 SW HWY 17 17**
PIN #: **12-38-24-0382-0000-0**
Case No: **CE-22-0822**

Date: January 4, 2023

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

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. 20-1616 (a)(3) Refuse and debris: Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. For the purposes of this section, the term "garbage" shall mean animal and vegetable waste resulting for the handling, preparation, cooking, storage or consumption of food, and refuse shall mean all putrid and non-putrid solid wastes, including garbage, rubbish, debris, ashes, street cleanings dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use, sewage sludge and its byproducts, and other commercial and industrial wastes.

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Permit

Facts constituting violation (including date, time, and place of violation): On **December 21, 2022** at **9:31 am**, the property located at **2689 SW HWY 17 17** was visited and revealed the following:

There are piles of junk and debris, appliances, tires, toilet and unburned debris and a derelict travel trailer. There is an enclosed room under the carport that was built without permits along with the carport. Please remove all junk and debris from the property. Please obtain permits for the carport and enclosed structure.

You must correct the violation(s) by taking the appropriate steps.

Remove all garbage, refuse, rubbish, junk, and debris from the property.	**Due by: January 19, 2023**
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	**Due by: January 19, 2023**
Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits	**Due by: January 19, 2023**

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to $250.00 per day per violation for a first time violator, and up to $500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

Sharon Gray

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 70210350000051050669

7021 0350 0000 5105 0669

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$ 4.00

Extra Services & Fees *(check box, add fee as appropriate)*
- ☑ Return Receipt (hardcopy) $ 3.25
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ .57

Total Postage and Fees
$ 7.82

ARCADIA POST OFFICE JAN 4 2023 34266 USPS

Postmark Here

Evangelina Guzman Diaz Estate
2689 SW Hwy 17
Arcadia, FL 34266

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Evangelina Guzman Diaz Estate
2689 SW Hwy 17
Arcadia, FL 34266

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addres

B. Received by *(Printed Name)* C. Date of Deliv

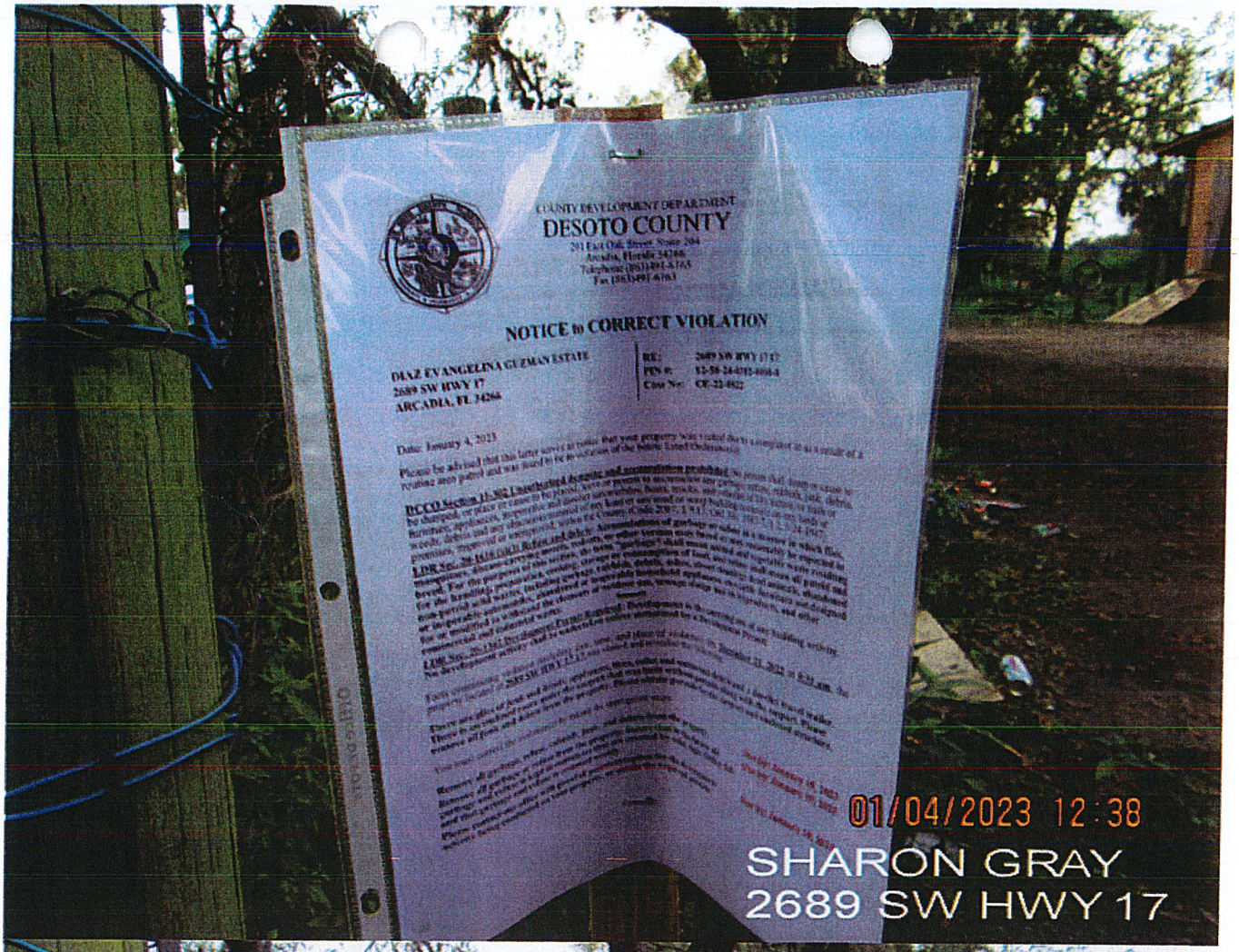
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

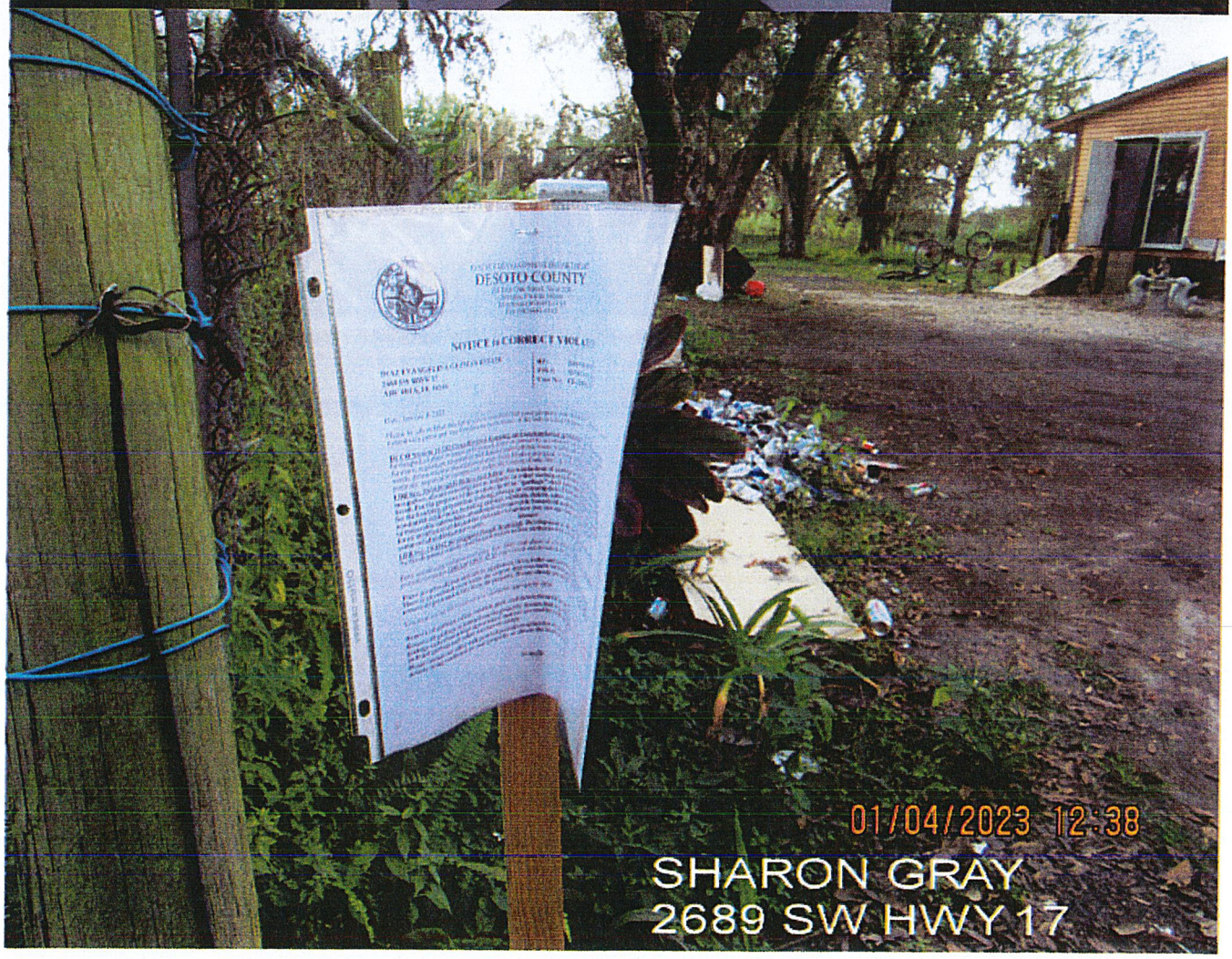
3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchanc
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7021 0350 0000 5105 0669

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1


COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
NOTICE to CORRECT VIOLATION
DIAZ EVANGELINA GUZMAN ESTATE
2689 SW HWY 17
ARCADIA, FL 34266
01/04/2023 12:38
SHARON GRAY
2689 SW HWY 17


DESOTO COUNTY
01/04/2023 12:38
SHARON GRAY
2689 SW HWY 17

COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

STATE OF FLORIDA
COUNTY OF DESOTO

I, Sharon Gray, duly sworn, deposes and says: That on 1/4/2023 @ 12:38pm, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
DIAZ EVANGELINA GUZMAN ESTATE
2689 SW HWY 17
ARCADIA, FL 34266

at the following location(s): 2689 SW HWY 17 17

I declare under penalty of perjury that the forgoing is true and correct.

DATE: January 4, 2023

affiant Sharon Gray

Sworn to and subscribed before me this 5th day of January, 2023 by Sharon Gray who is personally known _____ OR Produced Identification _____.

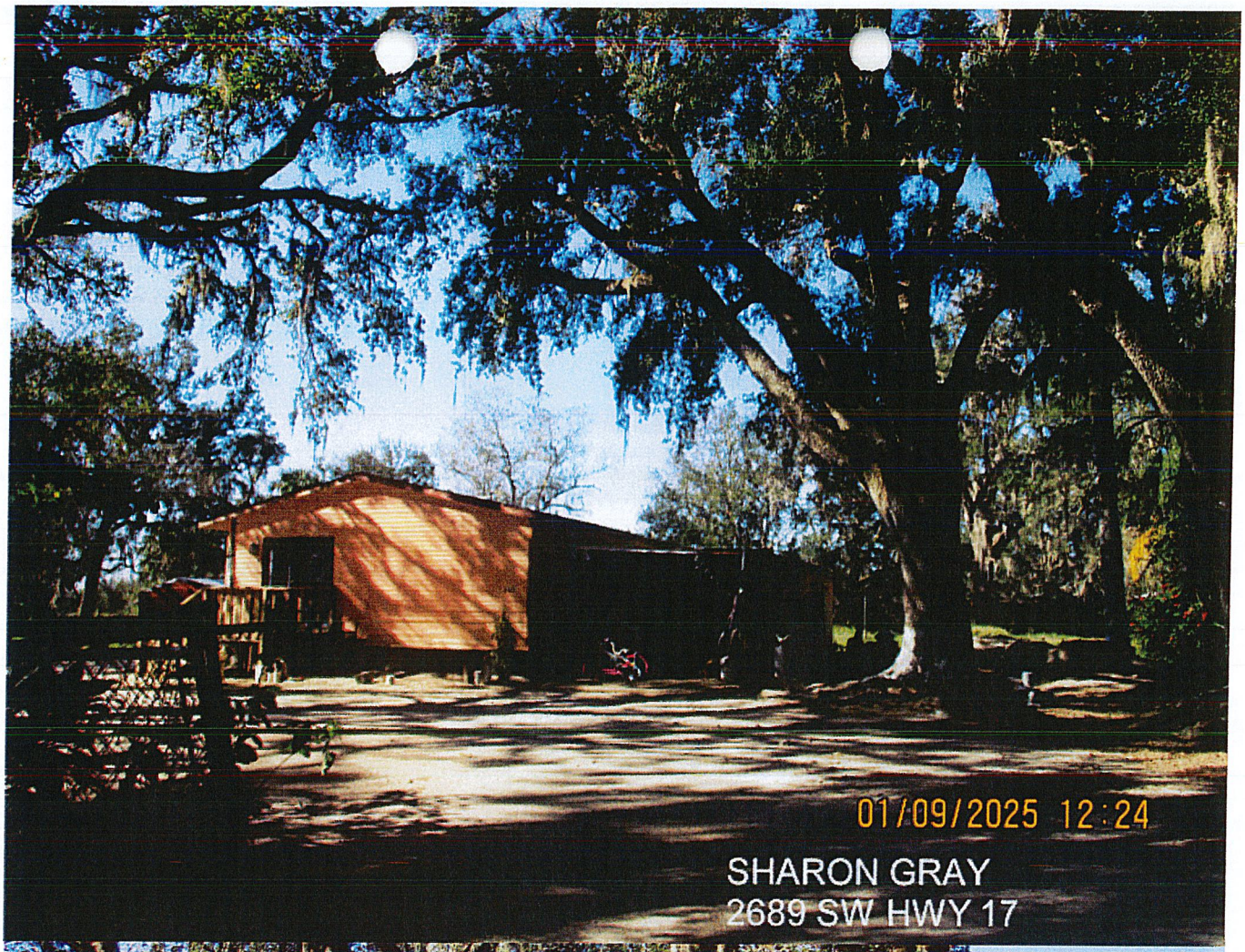
JILL KERSEY
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG942103
MY COMMISSION EXPIRES JAN. 29, 2024

Jill Kersey
Notary Public

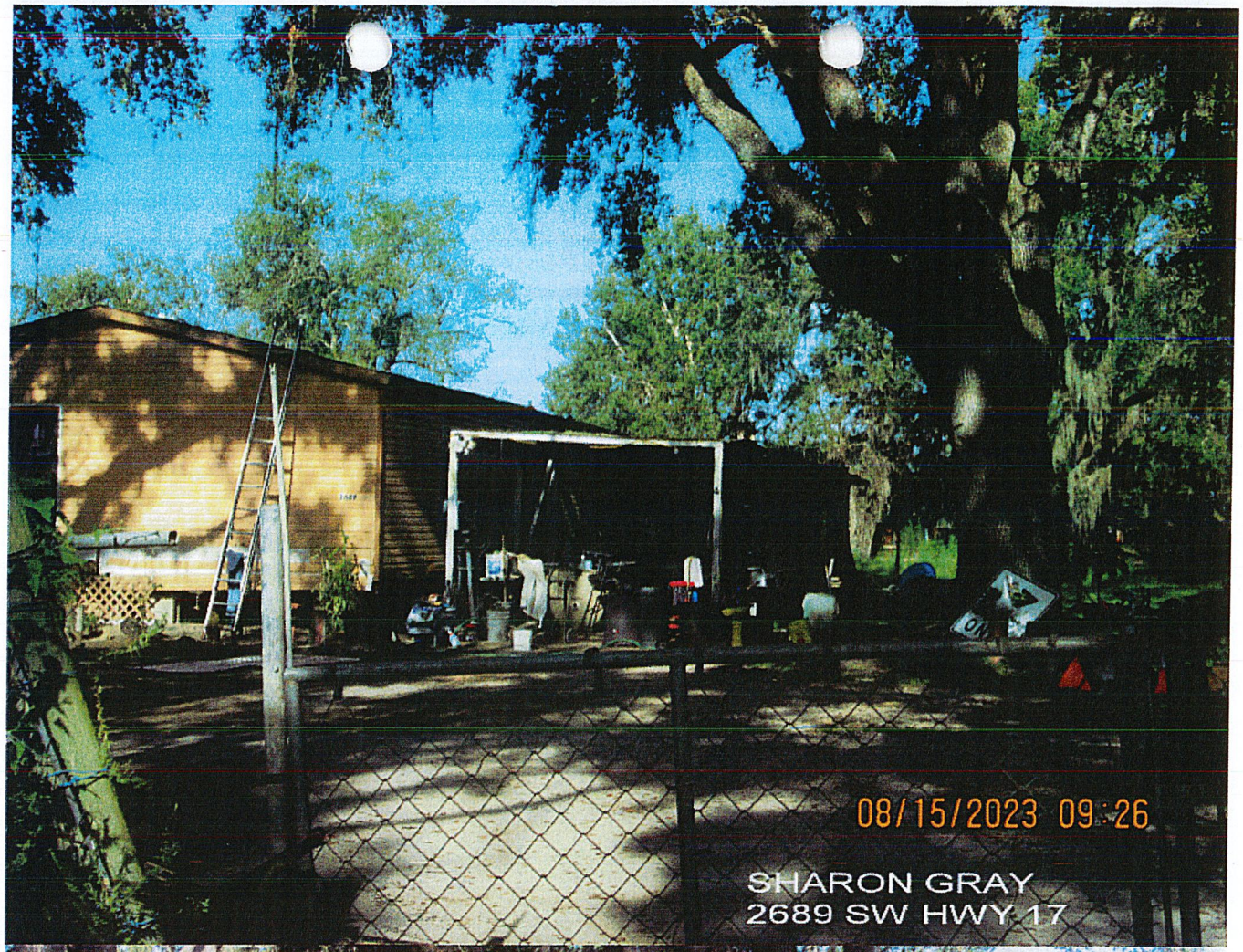
08/25/2025 10:24
SHARON GRAY
2689 SW HWY 17

08/25/2025 10:24
SHARON GRAY
2689 SW HWY 17

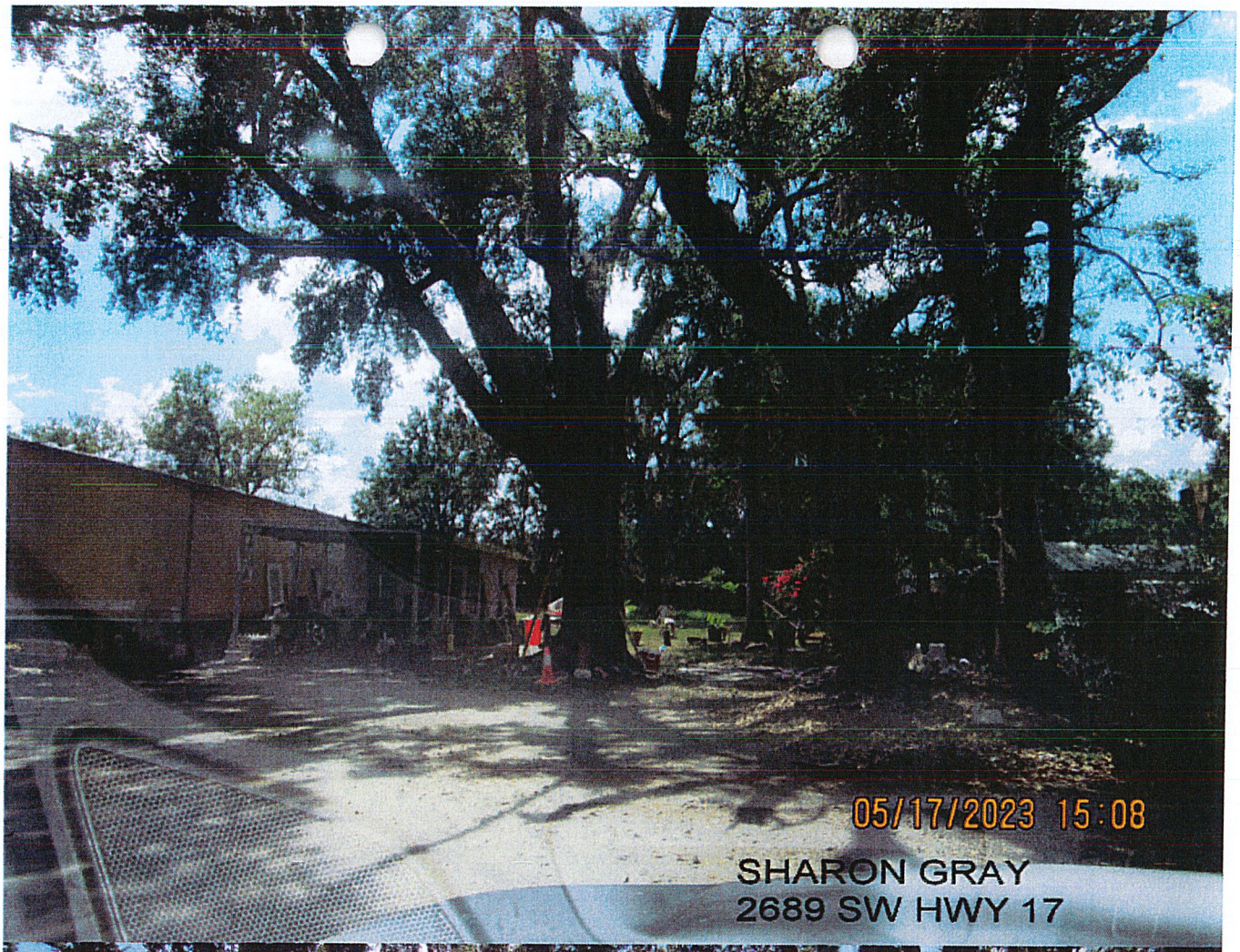
08/25/2025 10:24
SHARON GRAY
2689 SW HWY 17

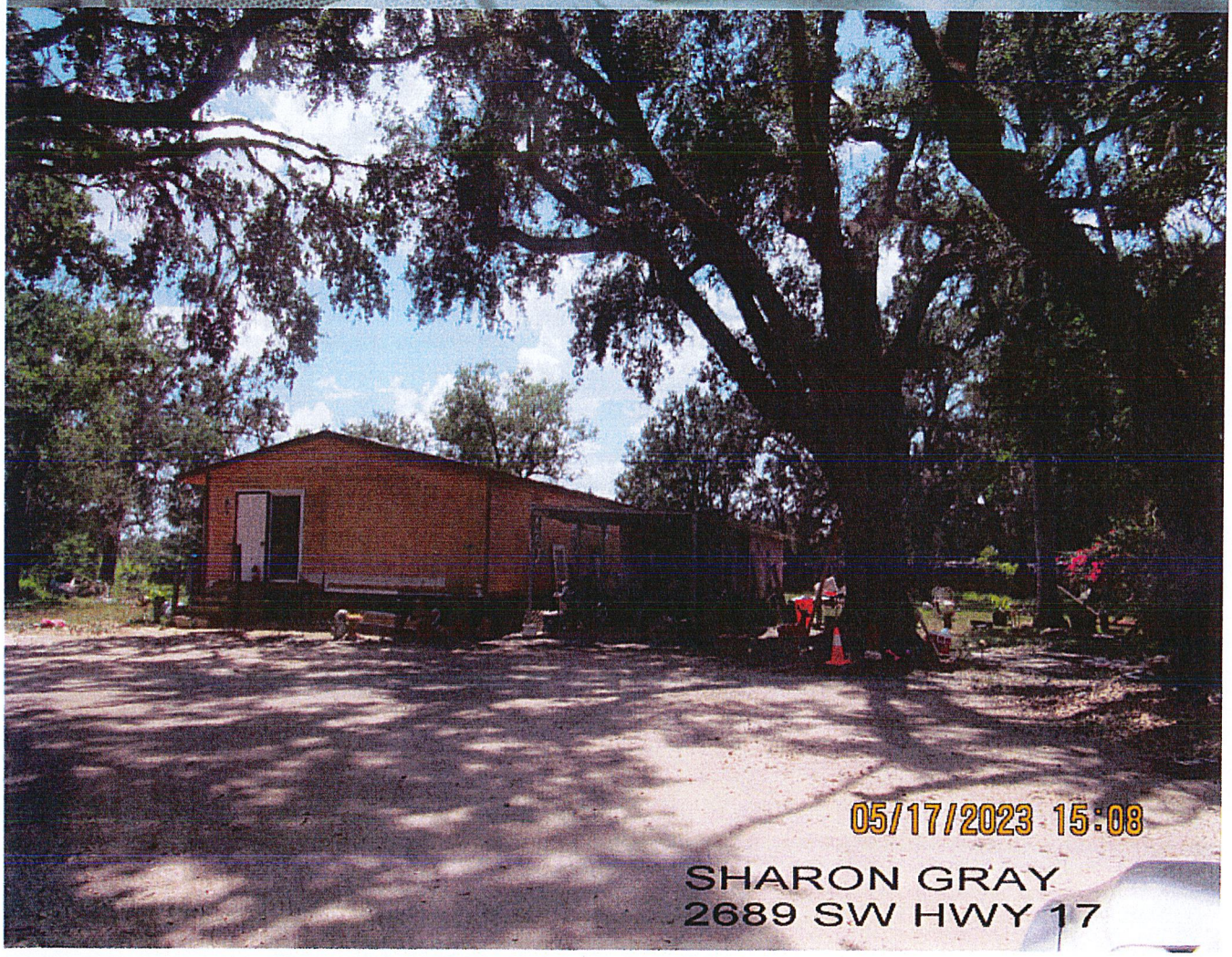

01/09/2025 12:24
SHARON GRAY
2689 SW HWY 17

01/09/2025 12:25
SHARON GRAY
2689 SW HWY 17


08/15/2023 09:26
SHARON GRAY
2689 SW HWY 17

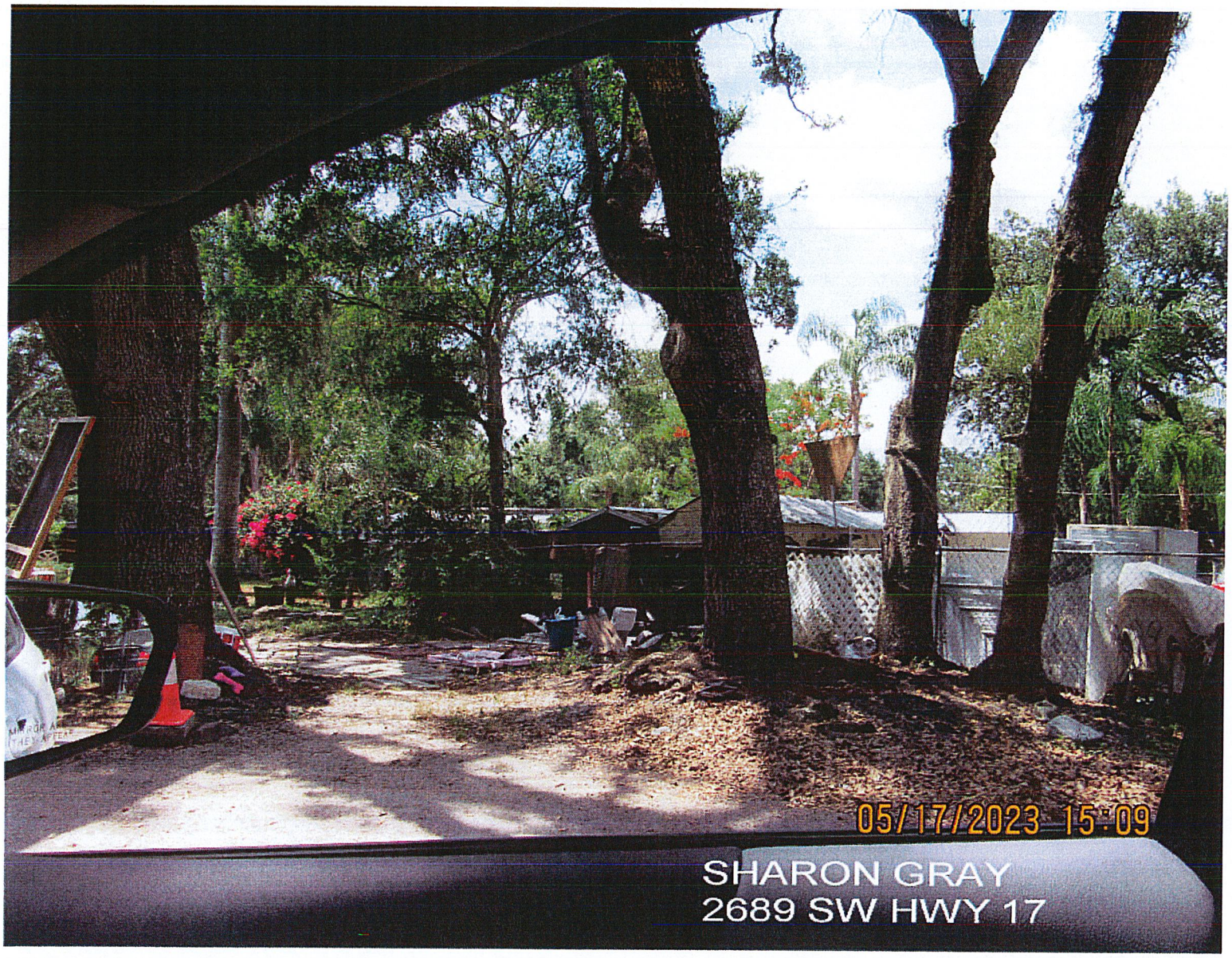
08/15/2023 09:26
SHARON GRAY
2689 SW HWY 17


05/17/2023 15:08
SHARON GRAY
2689 SW HWY 17


05/17/2023 15:08
SHARON GRAY
2689 SW HWY 17

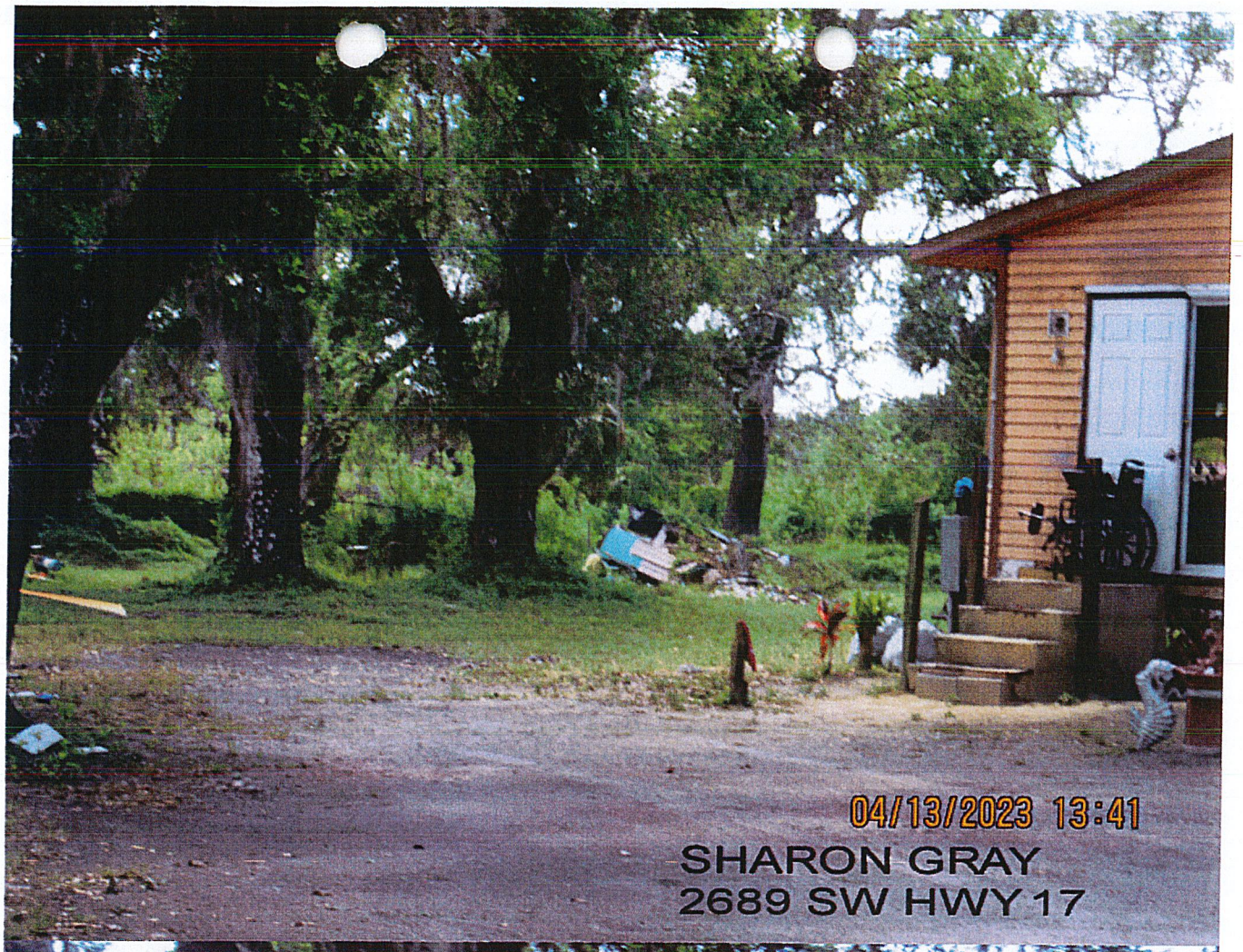
05/17/2023 15:09
SHARON GRAY
2689 SW HWY 17

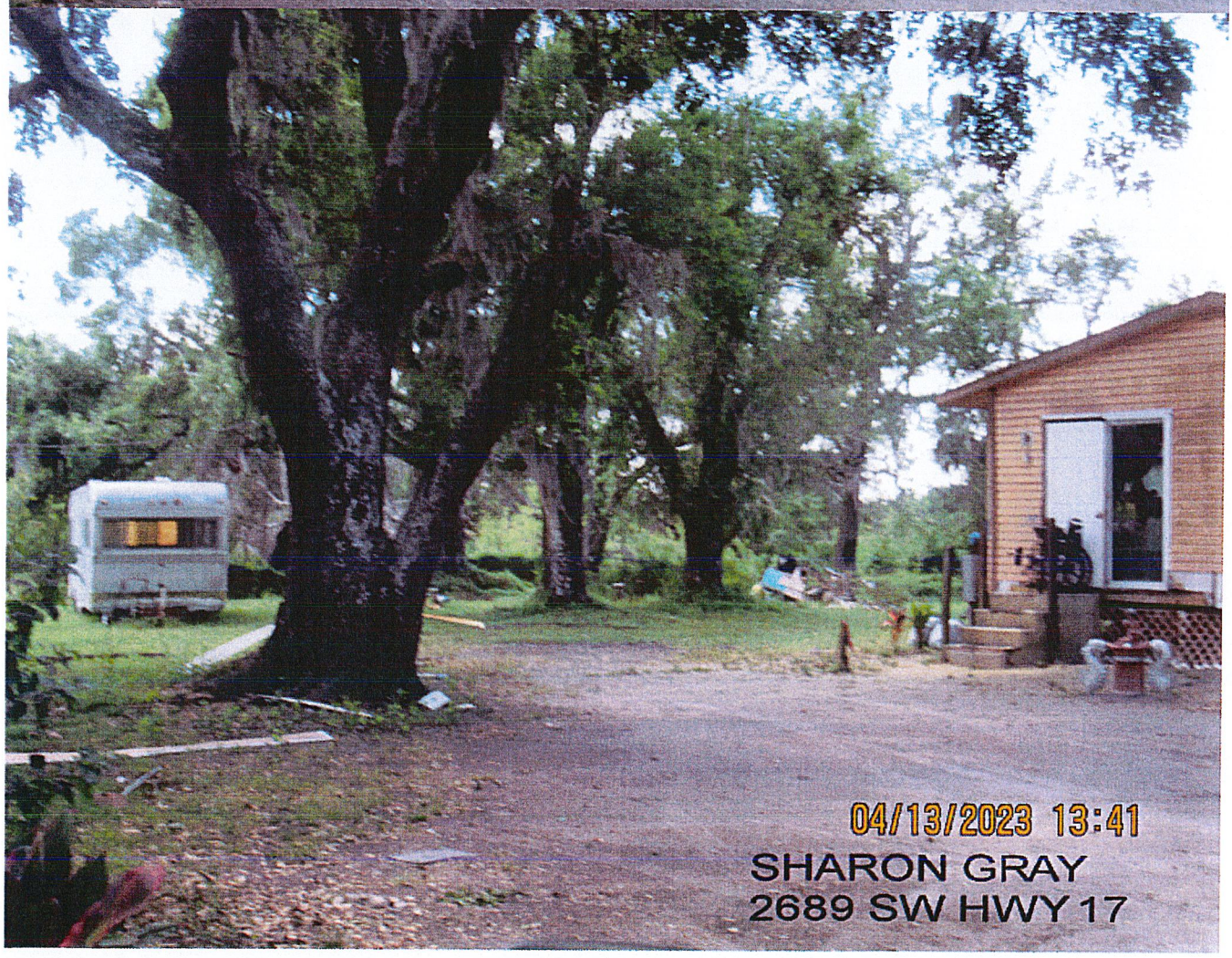
05/17/2023 15:09
SHARON GRAY
2689 SW HWY 17

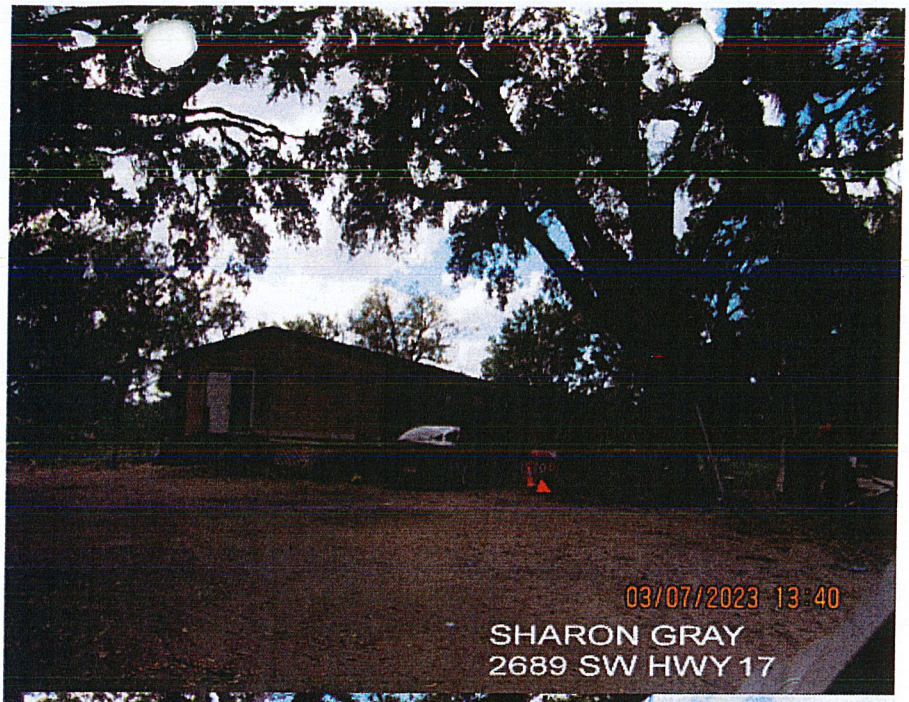

05/17/2023 15:09
SHARON GRAY
2689 SW HWY 17

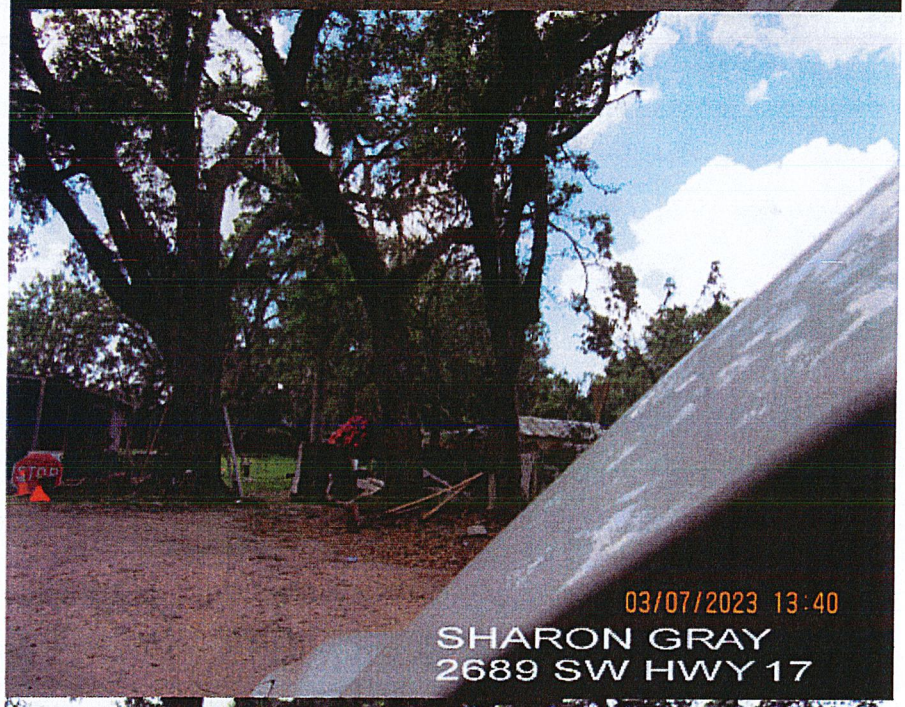
04/13/2023 13:41
SHARON GRAY
2689 SW HWY 17

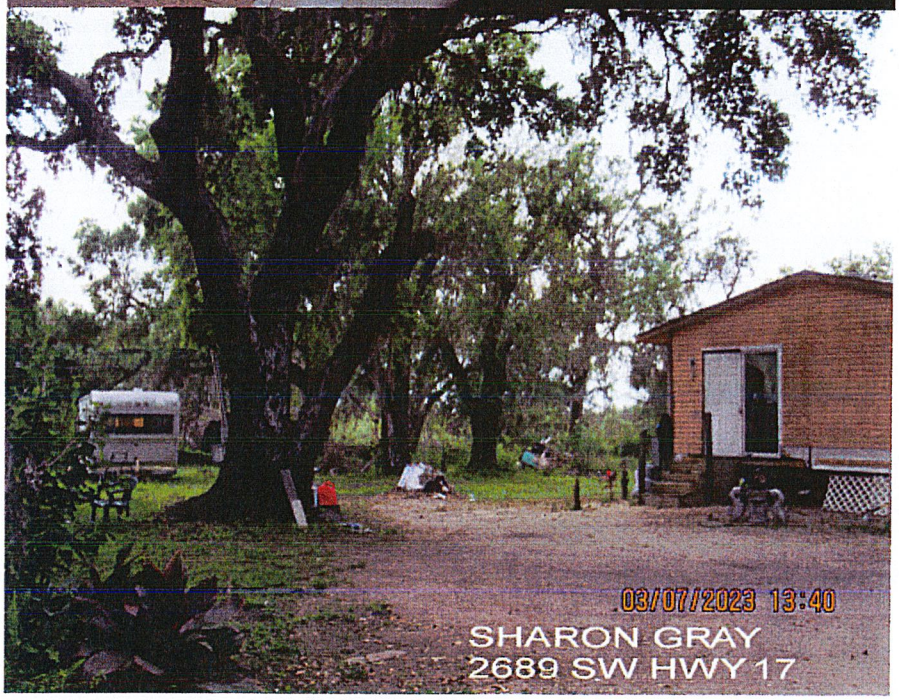
04/13/2023 13:41
SHARON GRAY
2689 SW HWY 17

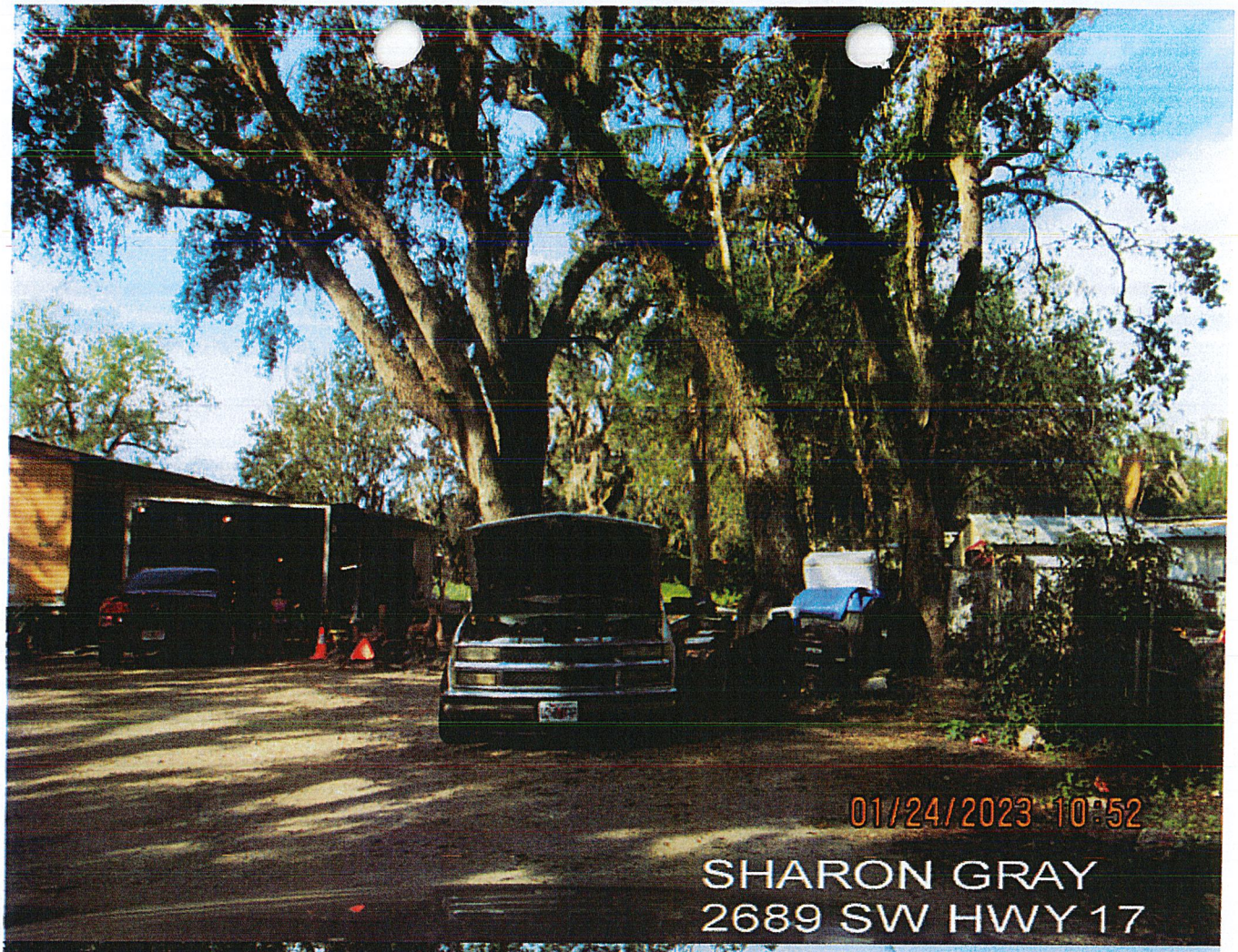

04/13/2023 13:41
SHARON GRAY
2689 SW HWY 17

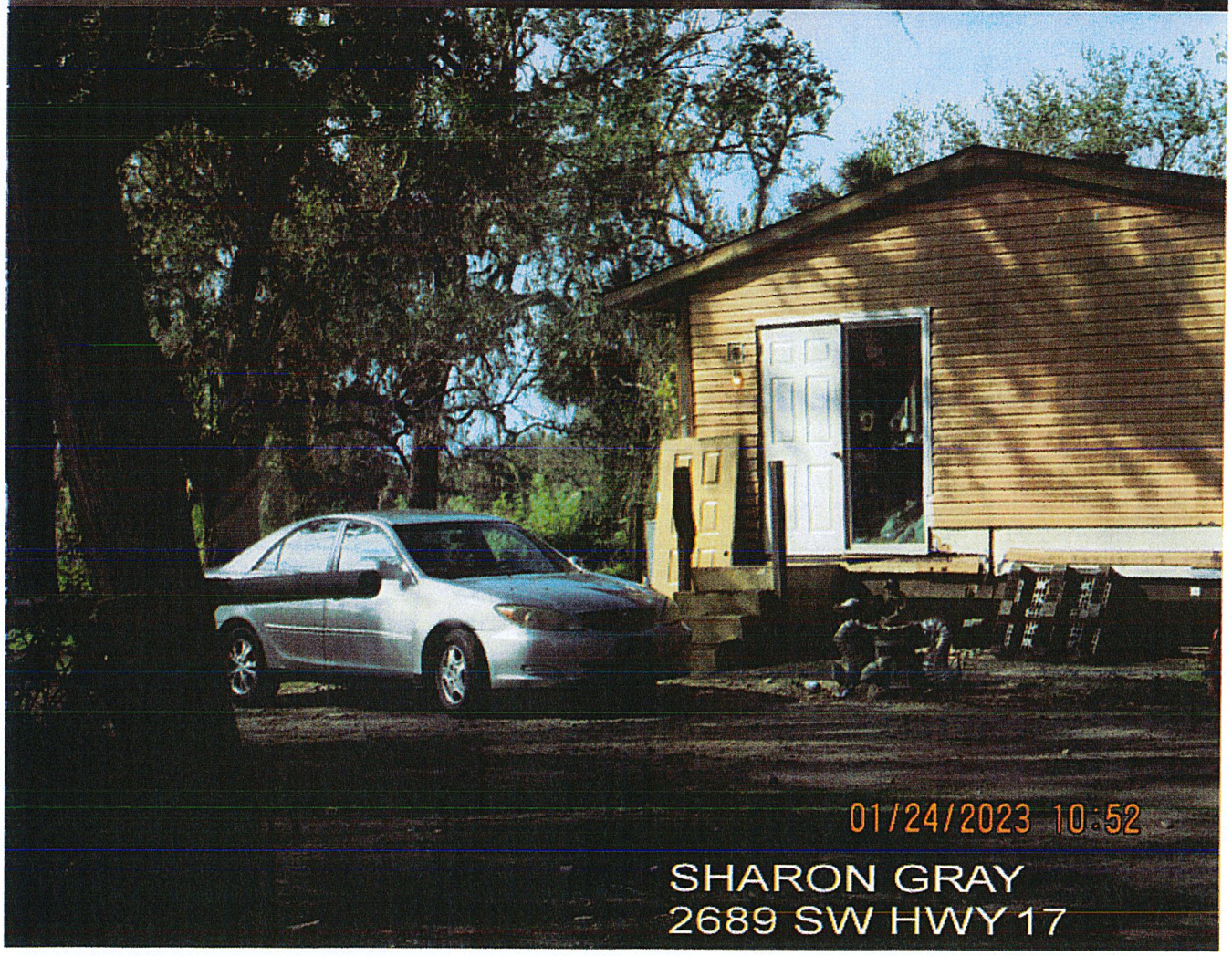

04/13/2023 13:41
SHARON GRAY
2689 SW HWY 17


03/07/2023 13:40
SHARON GRAY
2689 SW HWY 17


STOP
03/07/2023 13:40
SHARON GRAY
2689 SW HWY 17


03/07/2023 13:40
SHARON GRAY
2689 SW HWY 17


01/24/2023 10:52
SHARON GRAY
2689 SW HWY 17


01/24/2023 10:52
SHARON GRAY
2689 SW HWY 17

01/24/2023 10:52
SHARON GRAY
2689 SW HWY 17

12/21/2022 09:31
SHARON GRAY
2689 SW HWY 17

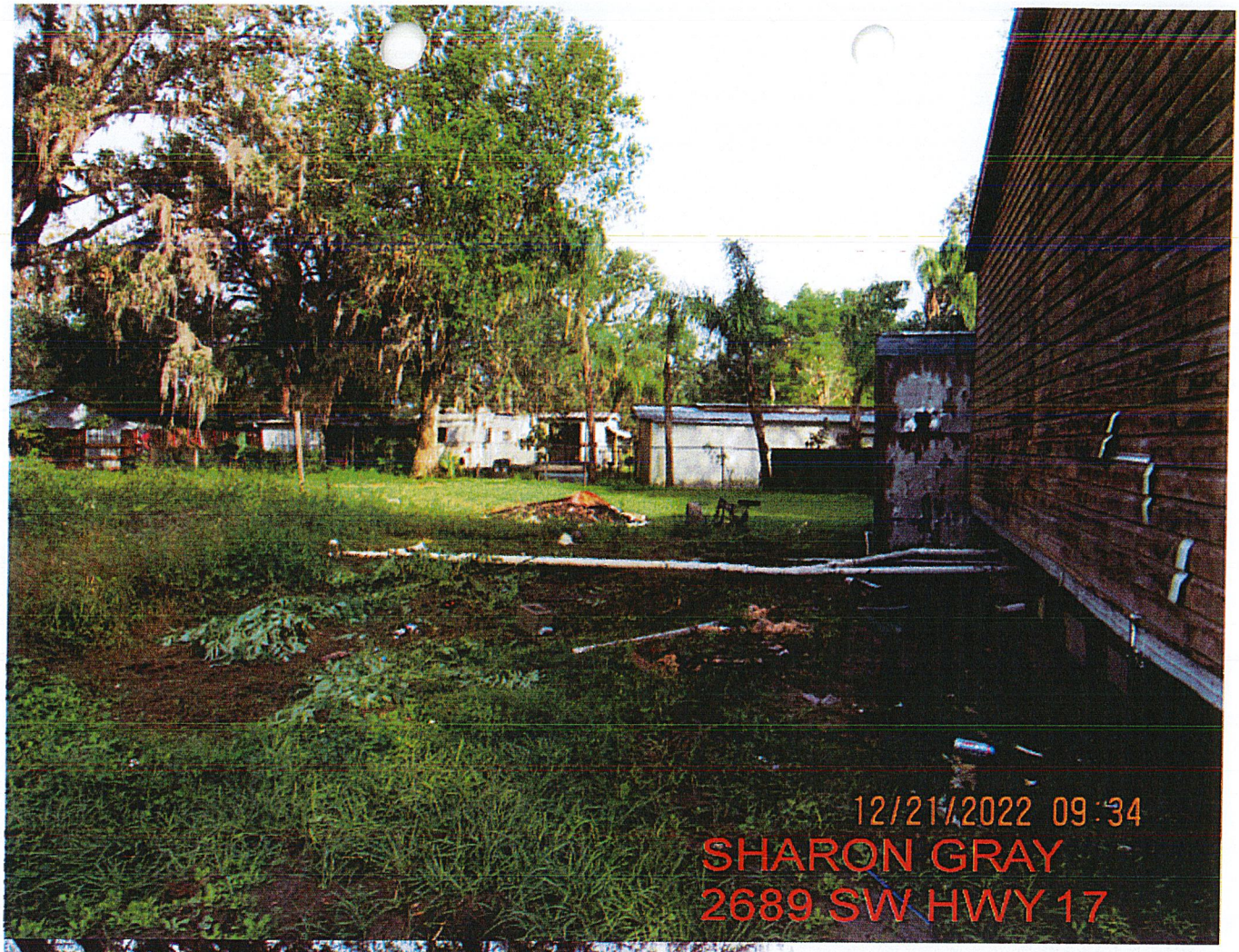
12/21/2022 09:31
SHARON GRAY
2689 SW HWY 17

12/21/2022 09:31
SHARON GRAY
2689 SW HWY 17

12/21/2022 09:32
SHARON GRAY
2689 SW HWY 17

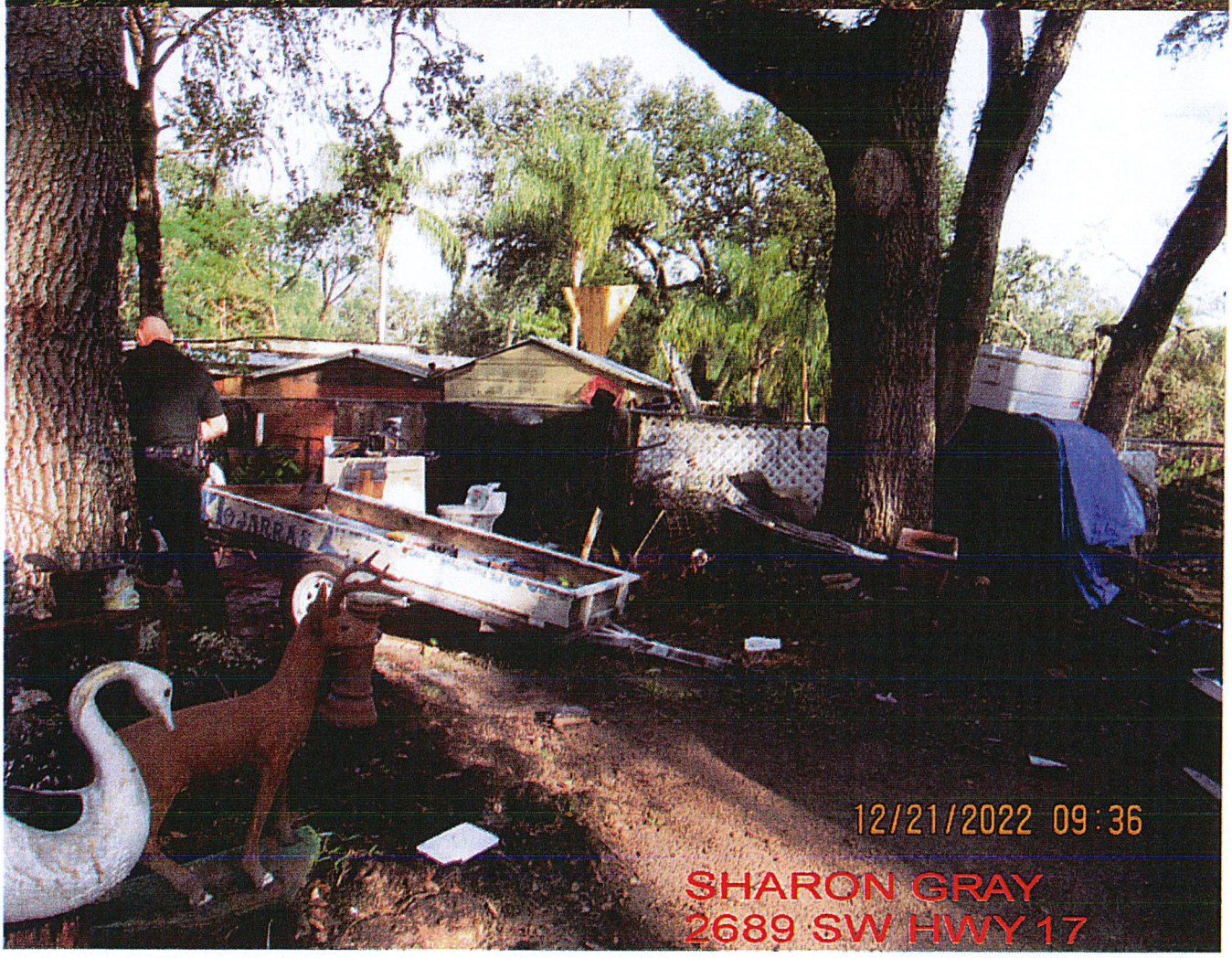
12/21/2022 09:32
SHARON GRAY
2689 SW HWY 17

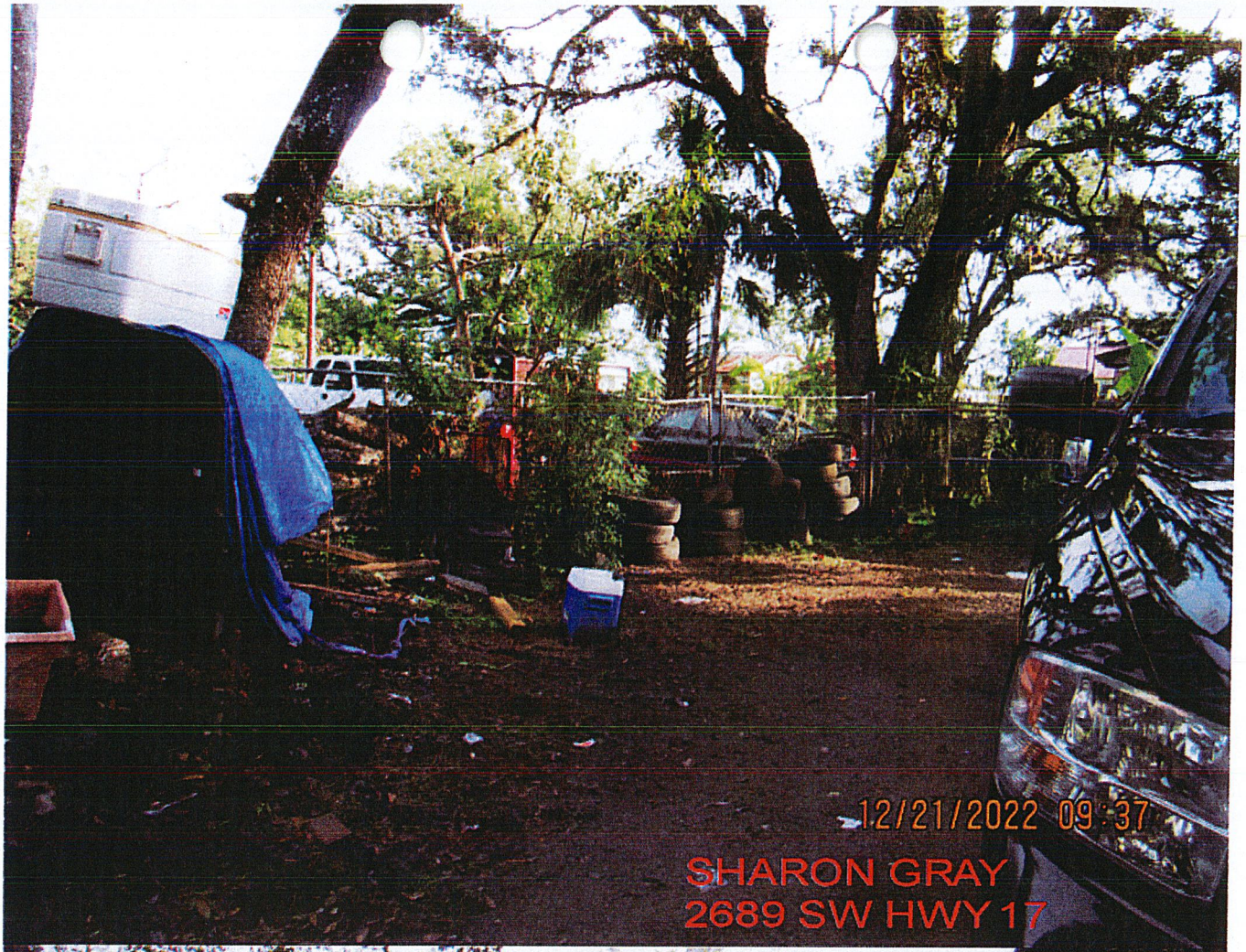
12/21/2022 09:33
SHARON GRAY
2689 SW HWY 17

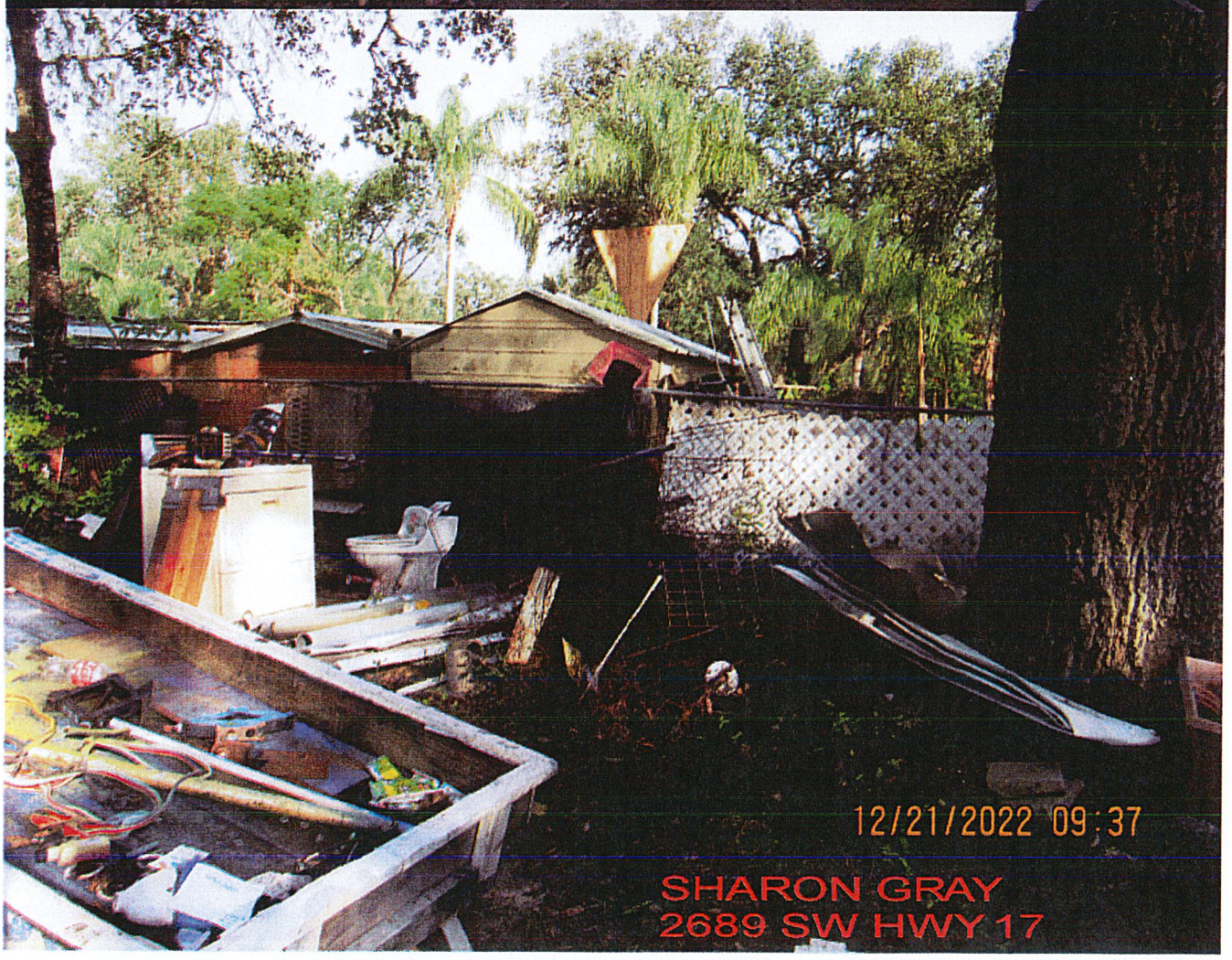

12/21/2022 09:34
SHARON GRAY
2689 SW HWY 17

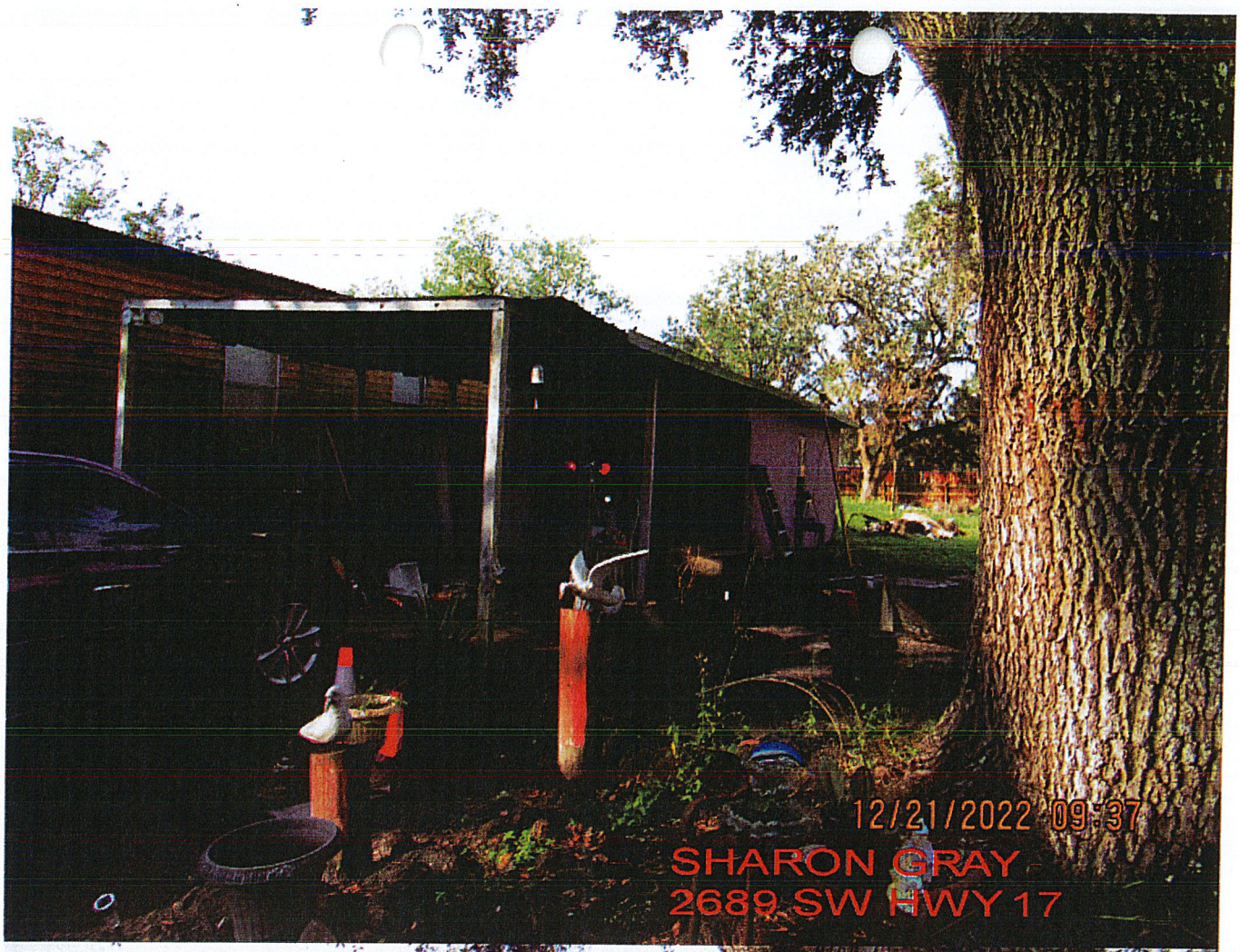
12/21/2022 09:35
SHARON GRAY
2689 SW HWY 17

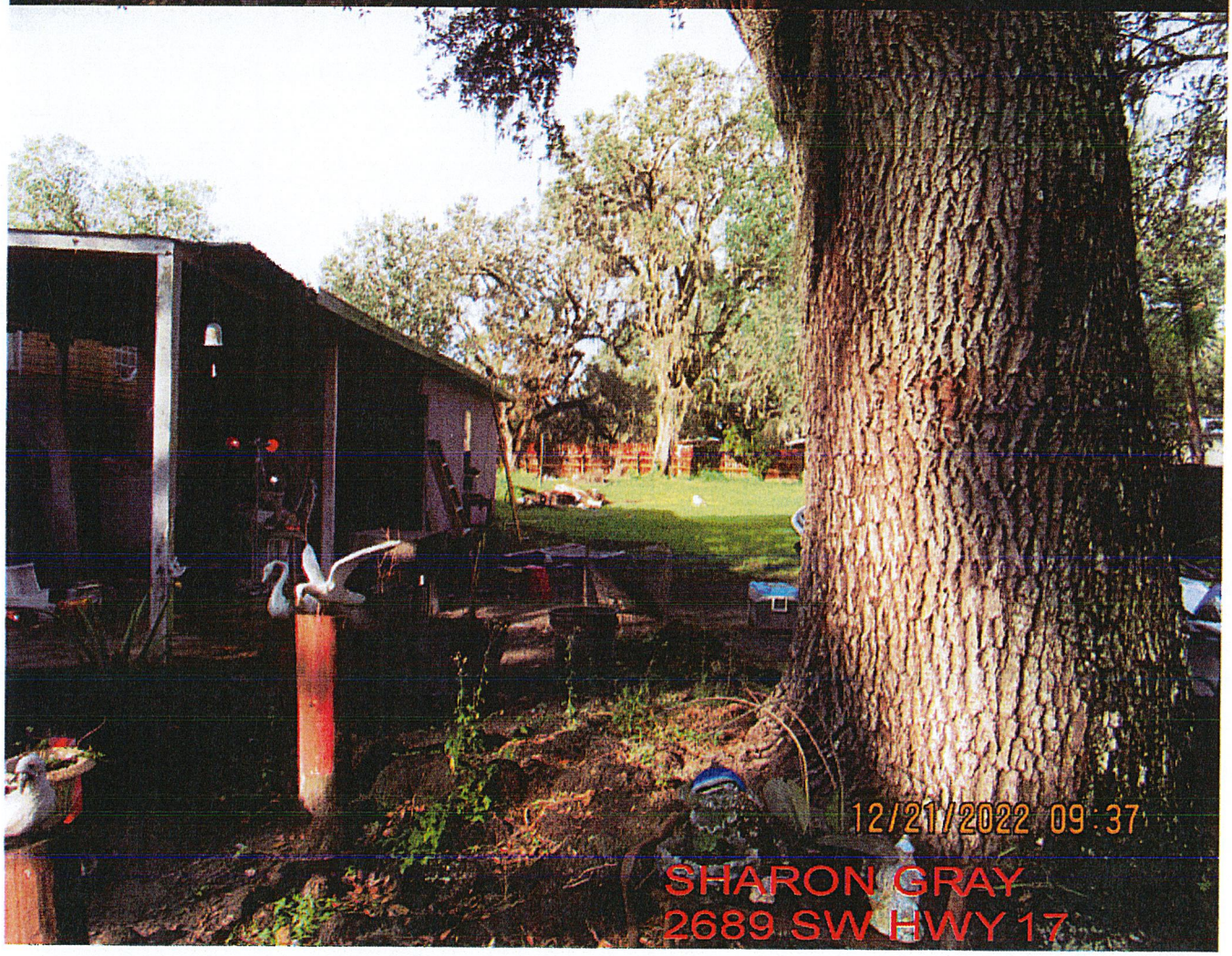
12/21/2022 09:35
SHARON GRAY
2689 SW HWY 17

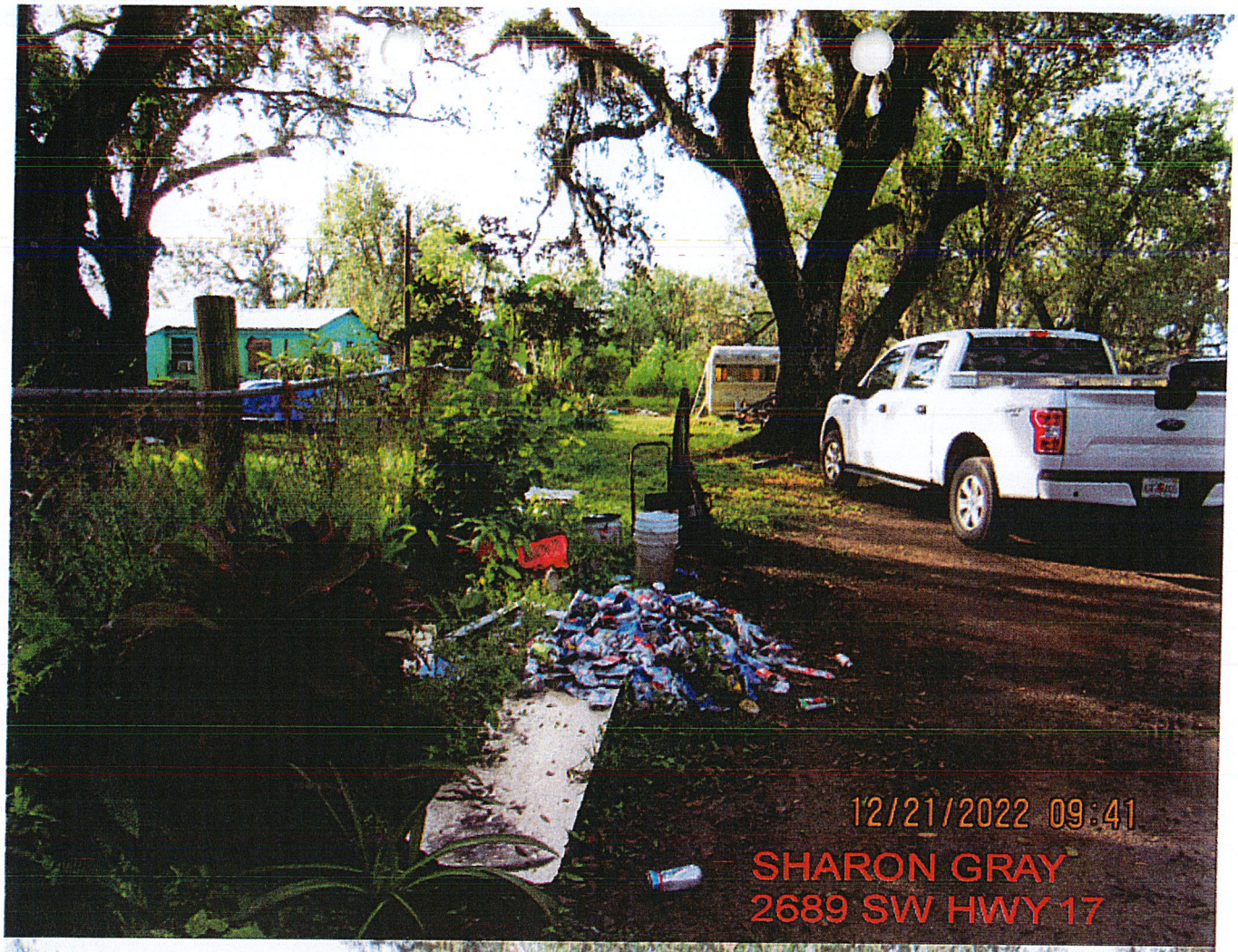

12/21/2022 09:36
SHARON GRAY
2689 SW HWY 17

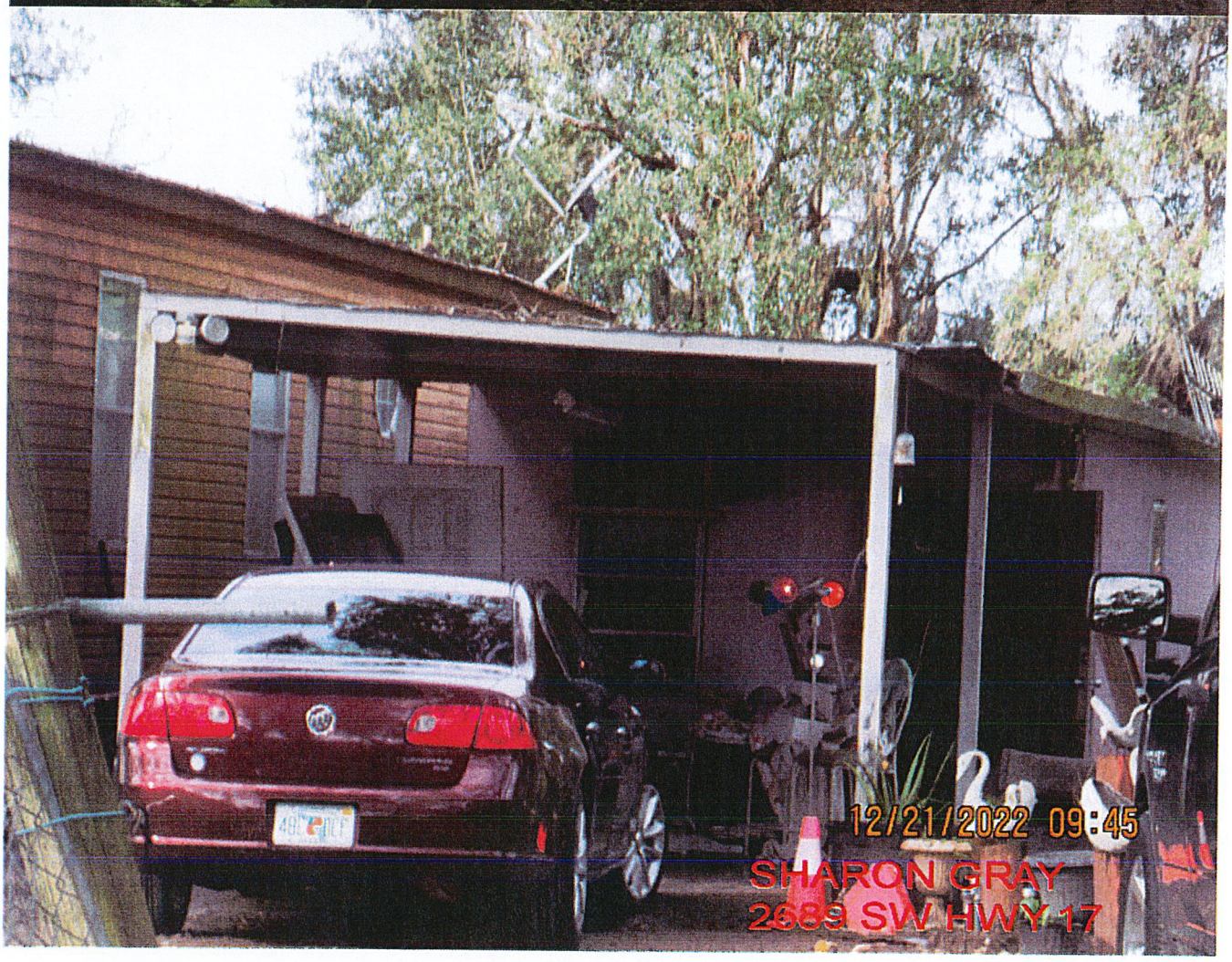

12/21/2022 09:37
SHARON GRAY
2689 SW HWY 17


12/21/2022 09:37
SHARON GRAY
2689 SW HWY 17


12/21/2022 09:37
SHARON GRAY
2689 SW HWY 17


12/21/2022 09:37
SHARON GRAY
2689 SW HWY 17


12/21/2022 09:41
SHARON GRAY
2689 SW HWY 17


12/21/2022 09:45
SHARON GRAY
2689 SW HWY 17

Sharon Gray

From: Jeorgia Sutton
Sent: Monday, August 25, 2025 3:38 PM
To: Sharon Gray; Planning; Building Dept
Subject: RE: 2689 SW Hwy 17

No ma'am not that I can see

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Monday, August 25, 2025 3:28 PM
To: Planning <Planning@desotobocc.com>; Building Dept <Building@desotobocc.com>
Subject: 2689 SW Hwy 17

This email originated inside of Desoto County BOCC.

Hello,

I am checking for any zoning verifications or permits for an addition and carport?

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-491-6165
s.gray@desotobocc.com
www.desotobocc.com

Sharon Gray

From: Juana Sanchez
Sent: Monday, August 25, 2025 3:46 PM
To: Jeorgia Sutton; Sharon Gray; Planning; Building Dept
Subject: RE: 2689 SW Hwy 17

Good afternoon,

There are currently no open permits or permit applications for the address above.

****** DeSoto County Building Department will be closed on Monday, September 1ST, in observance of Labor Day. We will re-open on Tuesday, September 2ND at 8:00am for regular business hours.******

Sincerely,

Juana Sanchez
Permit Technician – Building Department
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-993-4811
Fax: 863-491-6163
j.sanchez@desotobocc.com
www.desotobocc.com

From: Jeorgia Sutton
Sent: Monday, August 25, 2025 3:38 PM
To: Sharon Gray <s.gray@desotobocc.com>; Planning <Planning@desotobocc.com>; Building Dept <Building@desotobocc.com>
Subject: RE: 2689 SW Hwy 17

No ma'am not that I can see

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Monday, August 25, 2025 3:28 PM
To: Planning <Planning@desotobocc.com>; Building Dept <Building@desotobocc.com>
Subject: 2689 SW Hwy 17

This email originated inside of Desoto County BOCC.

Hello,

I am checking for any zoning verifications or permits for an addition and carport?

Best Regards,

Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com

COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street
Suit 204
Arcadia, Florida 34266
Telephone (863) 491-6165
Fax (863) 491-6163

EXTENSION REQUEST FORM

Name Estate Evangelina Diaz Guzman Esperanza Santos Date 1-19-23

Address 2689 SW HWY 17

Telephone number 8632331231

It is requested that an extension of 30 days on the Notice to Correct Violation, issued
Number of days requested

for the property located at 2689 SW HWY 17 Arcadia, Fl 34266 be granted.

Reason for extension request: hired a contractor to remove all debr. trying to take over estate as pesonal representive to have legal rights to clean property properly

I understand that if granted this extension should in no way be deemed as a waiver or release of the violation. The time extension is only for the period outlined below, and that it is the discretion of the Code Enforcement Officer or superiors to grant any additional time extensions.

I understand that failure to correct this violation may result in a citation being issued to me for a civil infraction which will be heard by a county court judge or violations as alleged in this notice to correct will be heard by a Special Master. In either case, a fine may be imposed of up to $250.00 per violation.

Signature of applicant

Date processed _____ Individual processing request _____
Name and authority of individual processing request

Request for extension is _____ Granted

Violations must be corrected by _____

Reviewed & Approved by Dept Head _____

Request for extension is _____ Denied

Reason for denial: _____

Sharon Gray

From: Alison Shuman
Sent: Monday, March 20, 2023 10:03 AM
To: Sharon Gray
Subject: RE: 2689 SW HWY 17

There are no carport permits for the subject address, nor any zoning on file.

Regards,

Alison M. Shuman
Permit Tech Supervisor

DeSoto County Building Department
201 E. Oak St, Suite #204
Arcadia, FL 34266
Phone 863.993.4811 ext 231
Fax 863.491.6163
www.desotobocc.com

From: Sharon Gray
Sent: Tuesday, March 14, 2023 9:32 AM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: 2689 SW HWY 17

This email originated inside of Desoto County BOCC.

Alison,

Have any permits been applied for or issued for an addition with carport for 2689 SW Hwy 17?

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
201 East Oak St., Suite 204
Arcadia, FL 34266
863-491-6165 phone
863-491-6163 fax

s.gray@desotobocc.com

Sharon Gray

From: Sharon Gray
Sent: Tuesday, March 14, 2023 9:33 AM
To: Tara Wilson
Subject: 2689 SW Hwy 17

Tara,

Has any zoning verifications been turned in for 2689 SW Hwy 17 for an addition & carport?

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
201 East Oak St., Suite 204
Arcadia, FL 34266
863-491-6165 phone
863-491-6163 fax
s.gray@desotobocc.com