

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 2024-041
CE 24-0022

NAB ENTERPRISES LLC
Respondents,

TO: NAB ENTERPRISES LLC
2509 SE WEST FARMS RD
ARCADIA FL 34266

RE: 1421 SE WALSTON AVE, 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 August 2, 2024, 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 September 2, 2024, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.

IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.

Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.

If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing. If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.

In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.

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

If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.

If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.

If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S. Mail on this _____ day of _____, 2025.

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 2024-041

CE 24-0022

BARAJAS, NEYRE A

Respondents,

TO: BARAJAS, NEYRE A
2509 SE WST FARMS RD
ARCADIA FL 34266

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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>NAB Enterprises LLC</u>	Case #: <u>2024-041</u>
	Site address <u>1421 SE Walston Ave</u>	
	Respondent's Mailing Address <u>2509 SE West Farms Rd</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	
N/A	Photographs of site visits in support of the case	
N/A	Any correspondence to or from the Respondent or the Respondent's representative	
✓	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE: Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (R.O.W.) forms, etc.)	
Information: <i>Any special instructions (IE, if posting affidavit is required, if some of the violations listed on the original Notice have been corrected, if the Hearing Notice needs to be sent to more than one person)</i>		
_____ Only the following violations will be referenced on the Notice of Mandatory Imposition of Lien Hearing:		
	<u>Expired Building Permit</u>	

	_____ Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.	
	_____ Will need an Affidavit of posting	
<u>Special Instructions</u>		

Officers' Name Tommy Turnbull

For Special Master Hearing on: 10/28/25

Reviewed by: [Signature]

Date: 9/24/25

Date

SMCE 2024-041

Code Enforcement Case: CE-24-0022

Entered on: 01/10/2024 1:07 PM

Printed on: 09/26/2025

Topic: Development without Permit

Due Date: 09/26/25

Initiated by: Citizen

Hearing Date:

SM Case No: 2024-041

Status: Open - Turn in for SM

Assigned To: Thomas Turnbull

Area #: A-5

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1421 SE WALSTON AVE , 34266

Phone:

APN : 02-38-25-0000-0180-0000

Cell #:

Owner Information

Owner Name: NAB ENTERPRISES LLC

Address: 2509 SE WEST FARMS RD
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	01/08/2024	3:46 pm	Request 4009-RICK BOLDING - Doing building on both homes on the property. 1421 and 1425 SE Walston Ave
Inspection / Site Visit	Thomas Turnbull	01/10/2024	10:34 am	They are doing work on the house without a building permit. Took photos.
Notice of Violation	Thomas Turnbull	01/11/2024	7:46 am	> Inspection Time:10:34 am, Send to (Owner - Cert no=70201810000113017338, Agent of Process - BARAJAS, NEYRE A - Cert no=70201810000113017345), Extra days(0)
Inspection / Site Visit	Thomas Turnbull	01/11/2024	9:09 am	Posted the N2C and mail out the letter, Took photos.
Phone Call	Thomas Turnbull	01/11/2024	11:35 am	He called and talked about the permit. He is out of town know and he will be back on 1/20/2024.
Phone Call	Thomas Turnbull	01/16/2024	12:07 pm	He called again and ask for more time so they can get the permit pulled.
Return Receipt Received	Thomas Turnbull	01/22/2024	1:35 pm	Both green cards were signed and returned.
Phone Call	Thomas Turnbull	02/06/2024	12:43 pm	Reece Welch call and he is working on the plans and he will be pulling the permits.
Phone Call	Thomas Turnbull	04/03/2024	1:37 pm	Talk with Reece Welch has the plans for the house. He will turn it in two weeks. Phone number for Reece is 863-990-1279
Phone Call	Thomas Turnbull	04/24/2024	1:16 pm	Talk with Reece Welch, He said he will have it in by Friday.
Inspection / Site Visit	Thomas Turnbull	04/30/2024	8:59 am	They have not pulled a building permit for the home on the property, Took photos.
Case Notes	Thomas Turnbull	05/30/2024	2:33 pm	They still have not turn in a building permit. Will turn into Special Master Hearing.
Inspection / Site Visit	Thomas Turnbull	06/06/2024	2:04 am	They are still in violation, no permit. Took photos.
Turn in for Special Master Hearing	Thomas Turnbull	06/06/2024	2:33 pm	Turn into Special Master Hearing.
Inspection / Site Visit	Thomas Turnbull	06/26/2024	8:50 am	They have done some work on the house without a building permit. Took photos.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	07/02/2024	9:07 am	Posted the notice for the hearing, took photos.

Inspection / Site Visit	Thomas Turnbull	07/08/2024 9:05 am	They still have not pulled a building permit for the work that has been done. Took photos.
E-mail Correspondence	Thomas Turnbull	07/12/2024 12:09 pm	Reece Welch, email asking for more time to finish the plans and then he can get the building permit. copy of email in the file.
Inspection / Site Visit	Thomas Turnbull	07/15/2024 8:47 am	They are still in violation, took photos.
Special Master Hearing	Thomas Turnbull	07/16/2024 10:00 am	Owner not present. In violation. Correction violation within 30 days of order. A 2-year C&D. Non-Compliance fine up to \$250.00 per day, per violation. Case cost \$39.41 to be paid in 30 days of order.
Phone Call	Sarah Milstead	07/22/2024 9:52 am	The person they are working with called to see what was resolved from the Special Master Hearing, so they can fix what they need to do in order to come into compliance. (863) 990-1276 Person's number who had called for the information.
Speical Master Facts and Findings received and filed	Thomas Turnbull	08/05/2024 3:05 pm	The order was signed on this date. A 2-years C&D start 8/5/2024 and ends 8/5/2026. They 30 days to pay and comply.
Case Cost Paid in Full	Sarah Milstead	08/23/2024 2:00 pm	Paid Case Cost in full.
Case Notes	Thomas Turnbull	09/05/2024 8:24 am	The building permit is ready to issue.
Case Notes	Thomas Turnbull	09/19/2024 12:06 pm	The Building Department need more info., energy calcs.
E-mail Correspondence	Sarah Milstead	09/27/2024 9:28 am	The above referenced permit, is hereby, Issued.
Jacqueline Douglas Permit Technician			
Case Notes	Thomas Turnbull	10/16/2024 12:27 pm	The building permit will expire on 3/26/2025
Case Notes	Thomas Turnbull	03/26/2025 3:34 pm	New expire date is 9/22/2025.
E-mail Correspondence	Sarah Milstead	09/23/2025 8:22 am	This email originated outside of Desoto County BOCC. Think before you click!!! PERMIT #: BLDR-22372-2024 ISSUE DATE: 9/27/2024 LAST INSPECTION: 3/26/2025 PERMIT TYPE: Building (Residential), Alteration, Remodel, Repair ADDRESS: 1421 WALSTON AVE

This letter is to inform you that the above referenced permit issued to you as the property owner expired 9/22/2025. You will need to renew your permit by re-paying all applicable fees and complete a new permit application. You may be able to request an extension if an extension has not already been granted. Per Florida Building Code 105.4.1.3 Florida Building Code 105.4.1. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process. A copy of this notice has been provided to Code Enforcement.

If you have any questions regarding this matter., please contact the appropriate division as below.
If your permit begins with ZNVF - Please contact the Planning & Zoning Department at 863-993-4806.

If your permit begins with ROW - Please contact the Engineering Department at 863-491-7543.

If your permit begins with COUR - Please disregard this notice.

If your permit begins with any other letter code -
Please contact the Building Department at 863-993-4811.

Thank you,

DeSoto County Development
Thank you.

Case Notes	Thomas 09/26/2025 3:54 pm	They have not renew the building permit. It is still expired.
Submitted for Special Master Review and approval	Turnbull	
	Thomas 09/26/2025 4:12 pm	Turn in for review for Lien Hearing.
	Turnbull	

<i>Violations</i>			
#	Violation Type	Due Date	Status
	LDR Sec. 20-1342 - Development Permit Required		Open
1	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		

Additional Addresses				
Address Type:Complainant Name:RICK BOLDING Address:116 E GIBSON ST Phone: Cell #:		Address Type:Agent of Process Name:BARAJAS, NEYRE A Address:2509 SE WEST FARMS RD ARCADIA, FL 34266-0000 Phone: Cell #:		
Fees				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	07/16/2024	39.41		case cost
Case Cost - Paid in Full	08/26/2024		39.41	CASE COST
		39.41	39.41	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	22	\$	3.30
SERVICE	Number of Certified letters @ \$6.73 per letter	2	\$	20.88
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	2	\$	20.88
	DAYS	PENALTY	\$	45.06
Non compliant days		3	\$ 250.00	\$ 750.00
Previous SM Case costs				
Affadavit/hearing days			\$	-
X	PROPERTY CARD	TOTAL	\$	795.06
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
	N2C GREEN CARD RETURN DATE			
	HEARING GREEN CARD RETURN DATE			

CASE NOTES

Signature of person taking payment _____

AB ENTERPRISES LLC

10 SE WEST FARMS RD

ARCADIA, FL 34266

883-244-0378

337

83-492/831

00201

8/23/2024

Date

CHECK AMOUNT

Pay to the order of DeSoto County Road

\$89.41

Eighty nine

41 Dollars

CREWS

BANK & TRUST

www.crewsbank.com

For 1421 SE Coariston Ave

[Signature]

⑆063101927⑆000115740606⑆00337

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 9/18/2025

Parcel: << 02-38-25-0000-0180-0000 (18259) >>

Owner & Property Info

Result: 2 of 2

Owner	NAB ENTERPRISES LLC 2509 SE WEST FARMS RD ARCADIA, FL 34266		
Site	1421 SE WALSTON AVE, ARCADIA		
Description*	S3/4 OF SE1/4 OF SE1/4 OF NW1/4 INST: 201214005153		
Area	7.5 AC	S/T/R	02-38-25
Use Code**	PASTURELAND 2 (6100)	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.

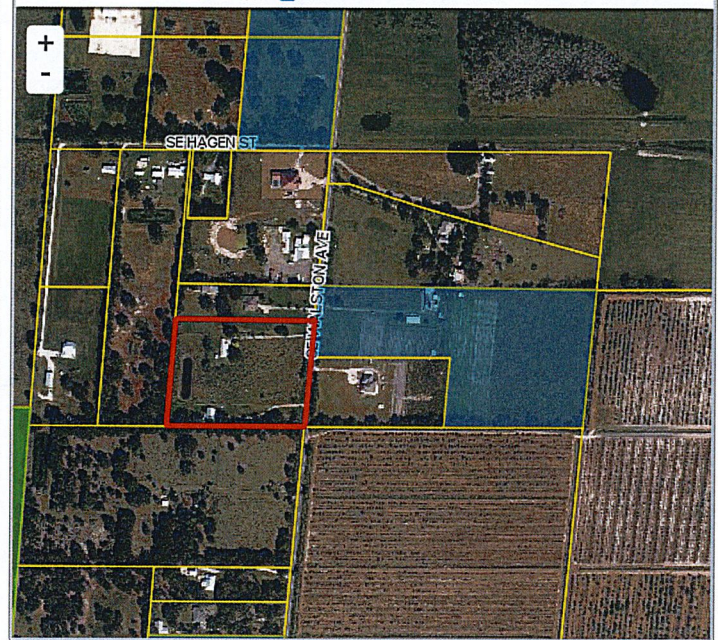
Property & Assessment Values

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$76,750	Mkt Land	\$76,750
Ag Land	\$1,108	Ag Land	\$1,152
Building	\$168,214	Building	\$175,228
XFOB	\$11,736	XFOB	\$11,579
Just	\$323,150	Just	\$330,007
Class	\$257,808	Class	\$264,709
Appraised	\$257,808	Appraised	\$264,709
SOH/10% Cap	\$83,028	SOH/10% Cap	\$72,518
Assessed	\$257,808	Assessed	\$264,709
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$174,780 other:\$174,780 school:\$257,808	Total Taxable	county:\$192,191 other:\$192,191 school:\$264,709

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

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/29/2012	\$100	201214005153	QC	I	U	11
1/19/2010	\$67,000	201114011294	WD	I	Q	01
10/3/2006	\$100	589 / 1921	QC	I	U	
9/16/2005	\$100	569 / 988	QC	I	U	
1/10/2000	\$11,100	447 / 202	QC	I	U	
5/28/1999	\$100	431 / 628	QC	I	U	
3/13/1993	\$0	311 / 239	AG	I	U	
2/1/1982	\$155,000	182 / 330	MS	I	U	
12/1/1977	\$100	137 / 084	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1990	1821	2508	\$175,228

*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	1984	\$2,850.00	1.00	0 x 0
2027	UTY CB	1998	\$1,244.00	165.00	15 x 11
2003	SIDEWALK	1990	\$32.00	20.00	0 x 0
0860	DRVWY CONC	1998	\$1,700.00	861.00	0 x 0
1994	SHED-AS	2000	\$601.00	112.00	14 x 8
1987	SHED PO	2014	\$22.00	16.00	4 x 4
1999	SHED-UC	2012	\$125.00	72.00	9 x 8
0861	DRVWY ASPH<10000 SF	2006	\$5,005.00	3813.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0120	RURAL HOMESITE (MKT)	1.650 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$41,250	A-5
0120	RURAL HOMESITE (MKT)	1.420 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$35,500	
6100	IMP/PAST (AG)	4.430 AC	1.0000/1.0000 1.0000/ /	\$260 /AC	\$1,152	
9910	MKT.VAL.AG (MKT)	4.430 AC	1.0000/1.0000 1.0000/ /	\$15,000 /AC	\$66,450	

* 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: 2 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: 9/18/2025 and may not reflect the data currently on file at our office.

NAB ENTERPRISES LLC
2509 SE WEST FARMS RD
ARCADIA, FL 34266

02-38-25-0000-0180-0000

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1560400 2024

R 02-38-25-0000-0180-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$1,331.00
COUNTY LAW ENF	.0024399	\$426.45
SCHOOL LRE	.0030960	\$798.17
SCHOOL DISC	.0022480	\$579.55
SOUTHWEST WATER MGMT	.0001909	\$33.37
TOTAL AD-VALOREM:		\$3,168.54

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: \$4,111.80

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:

1421 SE WALSTON AVE ARCADIA 34266

NAB ENTERPRISES LLC
2509 SE WEST FARMS RD
ARCADIA , FL 34266 - 0000

7.500 ACRES
S3/4 OF SE1/4 OF SE1/4 OF
NW1/4
INST: 201214005153

FAIR MKT VALUE	\$323,150.00	DIST	7
ASSESS	\$174,780.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$174,780.00		

**** PAID ****

Last Payment: 02/27/2025 **Receipt Number:** 1101055

Amount Collected: \$4,070.68 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
023825000001800000	R	2024	\$3,168.54	\$943.26	2/27/2025	\$4,070.68	\$0.00
023825000001800000	R	2023	\$2,918.05	\$929.64	1/5/2024	\$3,770.74	\$0.00
023825000001800000	R	2022	\$3,023.59	\$909.34	12/20/2022	\$3,814.94	\$0.00
023825000001800000	R	2021	\$2,655.09	\$896.32	4/4/2022	\$3,551.41	\$0.00
023825000001800000	R	2020	\$2,814.49	\$885.62	12/8/2020	\$3,589.11	\$0.00
023825000001800000	R	2019	\$2,544.76	\$876.76	3/6/2020	\$3,421.52	\$0.00
023825000001800000	R	2018	\$2,219.30	\$865.00	3/29/2019	\$3,084.30	\$0.00
023825000001800000	R	2017	\$1,876.20	\$781.00	4/27/2018	\$2,736.92	\$0.00
023825000001800000	R	2016	\$1,767.54	\$781.00	3/31/2017	\$2,548.54	\$0.00
023825000001800000	R	2015	\$1,768.83	\$623.00	3/31/2016	\$2,391.83	\$0.00
023825000001800000	R	2014	\$1,596.35	\$575.00	3/31/2015	\$2,171.35	0.00



This instrument prepared by and return to:

Eugene E. Waldron, Jr., Esquire
124 North Brevard Avenue
Arcadia, Florida 34266
(863) 494-4323

Inst: 201214005153 Date: 11/7/2012 Time: 3:53 PM

Doc Stamp-Deed: 0.70

Jam

DC, Mitzie McGavic, Desoto County Page 1 of 4

Grantee:	NAB Enterprises, LLC	Parcel Numbers:	25-37-24-0012-0140-0080
			19-37-25-0036-00D0-0220
			19-37-25-0036-00D0-0240
			35-38-24-0000-0706-0000
			02-38-25-0000-0180-0000
			25-37-24-0012-0250-0030
			35-38-24-0000-0705-0000
			25-37-24-0012-0200-0230
			05-38-25-0103-0000-2260
			05-38-25-0103-0000-2280
			06-38-25-0097-00P0-0030

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 29th day of October, 2012, by **Ernesto Barajas and Neyre A. Barajas a/k/a Neire A. Barajas a/k/a Neyra Barajas, husband and wife**, whose mailing address is 2279 SE Reynolds Street, Arcadia, Florida 34266, party of the first part, and **NAB Enterprises, LLC, a Florida limited liability company**, whose mailing address is 2079 SE Highway 70, Arcadia, Florida 34266, party of the second part,

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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 DeSoto, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

GRANTORS CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR HOMESTEAD NOR IS IT CONTIGUOUS TO THEIR HOMESTEAD PROPERTY.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF THE TITLE WAS REQUESTED OR MADE, AND THE SCRIVENER ASSUMES NO RESPONSIBILITY FOR TITLE OR DESCRIPTION ERRORS

TO HAVE AND TO HOLD the same together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said party of the second part, its heirs, executors, administrators and assigns 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:

Linda L. Quezada
LINDA L. QUEZADA, Witness
(Printed Name)

Ernesto Barajas
ERNESTO BARAJAS

Jamie Atherton
Jamie Atherton, Witness
(Printed Name)

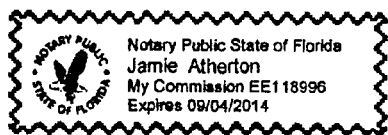
Linda L. Quezada
LINDA L. QUEZADA, Witness
(Printed Name)

Neyre A. Barajas
NEYRE A. BARAJAS

Jamie Atherton
Jamie Atherton, Witness
(Printed Name)

STATE OF FLORIDA
COUNTY OF DESOTO

The foregoing instrument was acknowledged before me this 27th day of October, 2012, by **Ernesto Barajas and Neyre A. Barajas a/k/a Neire A. Barajas a/k/a Neyra A. Barajas**, who are personally known to me or who have produced _____ as identification.



Jamie Atherton
_____, Notary Public
State of Florida at Large
Commission No. _____
My commission expires: _____

Exhibit "A"

Legal Description

Parcel: 25-37-24-0012-0140-0080

Lot 8, Block 14, ORIGINAL SURVEY OF ARCADIA, FLORIDA, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 1, Page 67.

Parcels: 19-37-25-0036-00D0-0220 & 19-37-25-0036-00D0-0240

Lot 22 less the South 10 feet and the W $\frac{1}{2}$ of Lot 23, less the South 10 feet, Block "D" of ARCADIA HY-LANDS SUBDIVISION, a subdivision according to the map or plat thereof recorded in Plat Book 6, Page 56, of the public records of DeSoto County, Florida; AND Lot 24 and E $\frac{1}{2}$ of Lot 23, less the South 10 feet, Block D lying and being in ARCADIA HY-LANDS SUBDIVISION, in Section 19, Township 37 South, Range 25 East, as recorded in Plat Book 6, Page 56 public records of DeSoto County, Florida.

Parcel: 35-38-24-0000-0706-0000

That part of Parcel 5 of ROSCOE E. SOWELL, JR SUBDIVISION, as per Minor Plat Book 1, Page 80, Public Records of DeSoto County, Florida, being more particularly described as follows:

Commence at the NW corner of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 35, Township 38 South, Range 24 East, DeSoto County, Florida; thence S $00^{\circ}00'49''$ E along the West line of said tract, 1354.11 feet to the Point of Beginning; thence continue same line, 637.86 feet; thence S $89^{\circ}52'12''$ E, 1322.06 feet to the East line of said tract; thence N $00^{\circ}09'09''$ W along said East line, 638.74 feet; thence N $89^{\circ}54'29''$ W and parallel to the North line of said tract, 1320.515 feet to the Point of Beginning. Subject to a 60 foot easement along the East side.

Parcel: 02-38-25-0000-0180-0000

The South $\frac{3}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 38 South, Range 25 East, DeSoto County, Florida. Subject to County Road right-of-way on the East side thereof.

Parcel: 25-37-24-0012-0250-0030

The East 150 feet of Lot 3, the East 157 feet of Lot 4, and the North 10 feet of the East 157 feet of Lot 5, all in Block 25, ORIGINAL SURVEY OF ARCADIA, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court, in and for DeSoto County, Florida, in Plat Book 1, Page 25.

Parcel: 35-38-24-0000-0705-0000

That part of Parcel 5 of ROSCOE E. SOWELL, JR., SUBDIVISION, also known as Parcel 5-B, as per Minor Plat Book 1, Page 80, of the Public Records of DeSoto County, Florida and being more particularly described as follows: Commence at the NW corner of the East ½ of the NE ¼ of Section 35, Township 38 South, Range 24 East, DeSoto County, Florida; thence S 00°00'49" E along West line of said tract, 1991.97 feet to the Point of Beginning; thence continue same line, 650.08 feet to the Southwest corner of said tract; thence S 89°49'44" E along South line of said tract, 1323.635 feet to the SE corner of said tract; thence N 00°09'09" W along said tract, 651.04 feet; thence N 89°52'12" W, 1322.06 feet to the Point of Beginning. Subject to a sixty foot (60') easement along East side.

Parcel: 25-37-24-0012-0200-0230

Lots 23 and 24 of Block 20 of the ORIGINAL SURVEY OF ARCADIA, FLORIDA, a subdivision as per map or plat recorded in the Office of the Clerk of the Circuit Court, in and for DeSoto County, Florida, in Plat Book 1, Page 22.

Parcels: 05-38-25-0103-0000-2260 & 05-38-25-0103-0000-2280

Lots 226 and 227, ELLER AND TURNER ESTATES, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida in Plat Book 6, Page 78; AND

Lot 228, ELLER AND TURNER ESTATES, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 6, Page 78.

Parcel: 06-38-25-0097-00P0-0030

Lots 3, 4, 5, and 6, Block "P", EL DORADO PARK, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 5, Page 71; AND

Lot 7, less the East 15.5 feet and less the North 10 feet thereof; Lot 8, less the North 10 feet thereof; and the East 6 feet of Lot 9, less the North 10 feet thereof, Block "F", ARCADIA HIGHLANDS SUBDIVISION, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 6, Page 56.

Parcel: 36-37-24-0A00-1110-0000

Begin at the NE corner of the NE ¼ of the NW ¼ of Section 36, Township 37 South, Range 24 East, DeSoto County, Florida, and run South 320 feet to a point where the South boundary of Hickory Street intersects land line; thence continue South on land line, 175 feet; thence Westerly parallel to Hickory Street, 175 feet; thence North to Hickory Street; thence Easterly along the South boundary of Hickory Street, 175 feet to said point of intersection.

Customer Information

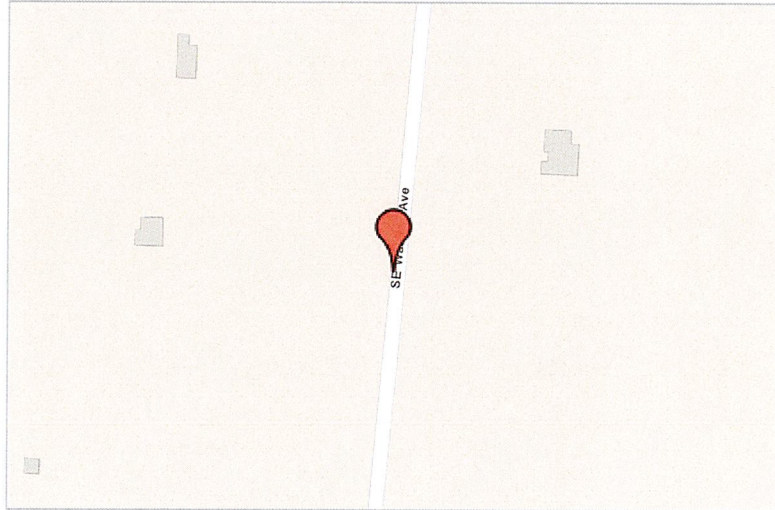
Name: RICK BOLDING
Address: 116 E GIBSON ST

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Development without Permits
Status: Closed
Assigned to: Thomas Turnbull
Property Address: Walston Rd

Request type: Problem
Priority: Normal
Entered Via: Phone



Property APN:
Property APN:
Retention Disposition Date
Date File Scanned into DocuShare:

Description

Doing building on both homes on the property. 1421 and 1425 SE Walston Ave

Reason Closed

Turn into a code case, number CE 240022

Date Expect Closed: 01/23/2024

Date Closed: 01/10/2024 1:09 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Thomas Turnbull** hereby notifies the Special Master that the previous order of the Special Master (**CE 2024-041 & 24-0022**) 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 20-1342 DEVELOPMENT PERMIT REQUIRED & EXPIRED PERMIT

Dates of violation:

From **September 23, 2025** the date set for compliance (or the date of the most recent prior inspection)

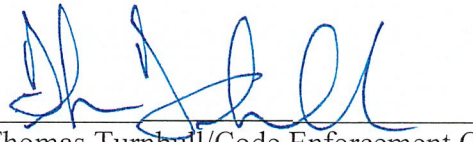
To **September 26, 2025** the date of my last inspection equals: **(3) three day in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0**

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 NAB ENTERPRISES LLC

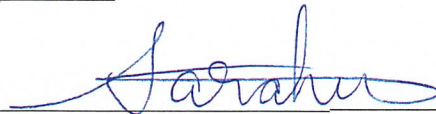
Case # **2024-041 & 24-0022**



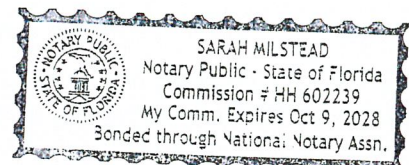
Thomas Turnbull/Code Enforcement Officer

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 26th day of September, 2025.



Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,

vs.

Case Number: CE 2024-041

NAB ENTERPRISE LLC

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on July 16, 2024, upon Notice of Violation filed against Respondent, NAB Enterprise LLC. Respondent was 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 Respondent owns and/or occupies the following subject real property in DeSoto County, Florida, to-wit:

Parcel ID # 02-38-25-0000-0180-0000

as described by Instrument # 201214005153 in the Official Records of DeSoto County, Florida, and more commonly known as **1421 SE Walston Avenue, Arcadia, Florida 34266** (hereinafter the "subject property").

2. At all times material hereto, the subject property was zoned A-5.

3. On or about January 8, 2024, County Code Enforcement received a complaint concerning work being done on the home without a permit.

4. On January 10, 2024, a site inspection was conducted of the subject property resulting in the finding of a violation due to work being done (interior, exterior and re-roof) without proper permits.

5. The County has alleged that the Respondent has violated DeSoto County Land Development Regulations (LDR) Section 20-1342 which prohibits development without a permit.

6. Subsequent inspections through July 15, 2024 showed the violations remained.

7. Service of the Notice to Correct Violation and of the hearing in this case was duly made upon the Respondent..

8. Petitioner has incurred, or anticipates incurring, costs of \$39.41 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondent, by these acts, conduct, or omissions, has created or allowed a condition on the property which is in violation of DeSoto County Land Development Regulations Section 20-1342.

ORDER

Respondent is hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Land Development Regulations Section 20-1342.

B. Within thirty (30) days of the date of this Order, do all acts necessary to correct the violation by paying all applicable fees and applying for a building permit/renewed permit for the work being done. All work subject to the permit shall be inspected and a Certificate of Completion obtained prior to expiration of that permit.

C. Pay costs in the amount of \$39.41 which are assessed against Respondent in this cause and are payable within 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 Respondent's property pursuant to section 162.09, Florida Statutes.

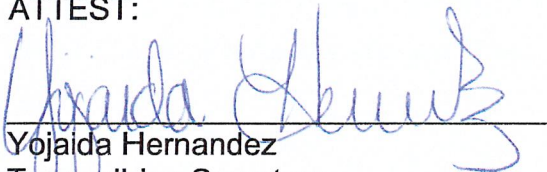
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 2ND day of August, 2024



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

ATTEST:



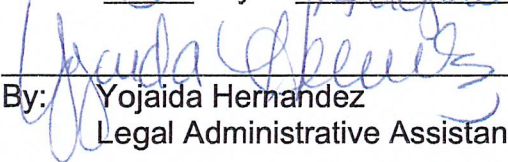
Yojaida Hernandez
Transcribing Secretary

Copies furnished to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201,
Arcadia, FL 34266 and

Respondent: NAB Enterprises LLC, 2509 SE West Farm Road, Arcadia, FL 34266

on this 5 day of August, 2024



By: Yojaida Hernandez
Legal Administrative Assistant



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
NAB ENTERTAINMENT, LLC

Filing Information

Document Number	L12000000190
FEI/EIN Number	N/A
Date Filed	01/03/2012
Effective Date	01/01/2012
State	FL
Status	ACTIVE

Principal Address

41128 Box
Brecksville, OH 44141

Changed: 04/29/2018

Mailing Address

P.O. BOX 41128
Brecksville, OH 44141

Changed: 04/29/2018

Registered Agent Name & Address

BERNARD, NEIL A
4595 Box
Winter Park, FL 32793

Address Changed: 05/01/2017

Authorized Person(s) Detail

Name & Address

Title President

BERNARD, NEIL A
41128 POBox
Brecksville, OH 44141

Annual Reports

Report Year	Filed Date
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2023	04/23/2023
2024	04/15/2024
2025	04/21/2025

Document Images

04/21/2025 -- ANNUAL REPORT	View image in PDF format
04/15/2024 -- ANNUAL REPORT	View image in PDF format
04/23/2023 -- ANNUAL REPORT	View image in PDF format
04/17/2022 -- ANNUAL REPORT	View image in PDF format
04/25/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/21/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- Florida Limited Liability	View image in PDF format

BLDR-22372-2024 (1421 SE WALSTON AVE ARCADIA, FL) Active holds

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (2)

Contacts (6)

\$ Fees (12)

Bonds

Activities (11)

Files (17)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

BLDR-22372-2024 • Building (Residential)

Location
1421 SE
WALSTON
AVE
ARCADIA,
FL

Project

Apply Date
08/29/2024Work Class
Alteration,
Remodel,
RepairPermit Status
Expired

\$ 0.00

Pay fees

Recent Workflow Activity

Workflow Completion Summ

 Last Completed Action: 181 days ago
Plumbing Rough (Inspection)
Scheduled For: 03/26/2025
Assigned To: Lester Hornbake
Status: Passed
Completed On: 03/26/2025

 Next Action:
Sheathing Nailing (Wall) (Inspection)

 Next Action:
Framing (Inspection)

 Next Action:
Framing v.2 (Inspection)

 Next Action:
Envelope Leakage Test (Inspection)

 Next Action:
Progress Inspection (Building) (Inspection)

 Next Action:
Electrical Temporary Service (Inspection)

 Next Action:
Electrical Permanent Service (Inspection)

 Next Action:
Electrical Underground (Inspection)

 Next Action:
Mechanical Underground (Inspection)

 Next Action:
Mechanical Metal Duct Seal (Inspection)

Next Action:

Not Started 76%

RW **WELCH - CGC15118**
R D WELCH CO
ID-000000285

Contractor

 Mobile Phone
(863) 990-1276

 Email
reece@rdwelchcompany.com

 Main Address
1960 SE MARYLAND
ARCADIA, FL 34266

 Title

Tasks

Permit Description

Interior remodel nonstructural
(replace windows) - NO ROOFING
WORK TO BE COMPLETED



No tasks to display

BLDR-22372-2024 (1421 SE WALSTON AVE ARCADIA, FL)

Active holds



Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (2)

Contacts (6)

Fees (12)

Bonds

Activities (11)

Files (17)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

* Permit Type

Building (Residential)



Project



Application Date

08/29/2024



* Work Class

Alteration, Remodel, Rep



* District

DeSoto County



Issue Date

09/27/2024



* Status

Expired



Assigned To



Expiration Date

09/22/2025



Square Feet

2508



Last Inspection Date

03/26/2025



Valuation

\$30,000.00



Finaled Date



Description

Interior remodel nonstructural (replace windows) - NO ROOFING WORK TO BE COMPLETED