

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0143

Wells Jessie W & Wells Christine M

Respondents,

\_\_\_\_\_/

TO: Wells Jessie W & Wells Christine M  
P.O. Box 194  
Nocatee FL 34268

**RE: 4950 SE Barley Ave, ARCADIA FL 34266**

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 **June 18, 2026 at 11:00am** 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 \_\_\_\_\_ 2026.

CERTIFICATE OF SERVICE

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

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Valerie Vicente, County Attorney  
Florida Bar Number 71010  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266  
Certified Mailing Number: 9589071052702678570127

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0143

Wells Jessie W & Wells Christine M

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: Wells Jessie W & Wells Christine M, P.O. Box 194, Nocatee FL 34268.

1. An inspection on May 28, 2026, Code Enforcement Officer visited your property located at 4950 SE Barley Ave, ARCADIA FL 34266 described and zoned as: A-5

DeSoto County Tax Parcel Number #21-38-25-0000-0200-0680 more particularly described by deed or instrument number #Book 565 & Page 1091 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited , Dilapidated building , Overgrown.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302 , LDR Sec. 20-1616 (a)(9) , LDR Sec. 20-1616 (a)(5)(e), 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 May 14, 2026 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. , Obtain all required permits for the repair or demolition of the dilapidated structure and secured so that it is not open to intrusion. , Mow and maintain the property. 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.

Thomas Turnbull  
Code Enforcement Officer  
201 E. Oak Street  
Arcadia, Florida 34266

Sworn to and subscribed before me this 28<sup>th</sup> day of May, 2026 Affiant is personally known to me.

  
Notary Public

## Special Master Mandatory Hearing Case Checklist

\*\* This checklist must be completed and accompany each case being reviewed for Special master Mandatory Hearing\*\*

? or N/A	Respondents Name <u>Wells Jessie W &amp;</u> Case # <u>26-0143</u> Site Address <u>4950 SE Barley Ave</u> Respondent's Mailing Address <u>Wells Christine M P.O. Box 194 Nocatee, FL 34268</u>
/	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)
N/A	Green Card if received, and or Track and Confirm information from the USP website
/	Original Notice to Correct in the envelope with the green card attached (if unclaimed)
/	Copy of Notice to Correct that was posted and sent by regular Mail
/	Photograph of the posting, if applicable
/	Affidavit of posting or hand delivery
/	Photographs of site visits in support of the case
N/A	Any correspondence to or from the Respondent or the Respondent's representative
N/A	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:

- DCCO Section 11-302 Unauthorized dumping and accumulation prohibited
- LDR Sec. 20-1616 (a)(9) Dilapidated building
- LDR Sec. 20-1616 (a)(5)(e) Overgrown

\_\_\_\_\_ 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**

All the violation

Officer's Name Turnbull, Thomas

Special Master Hearing on: 6/18/26

Reviewed by: [Signature]

Date: 5/28/26

SMCE 26-0143

## Code Enforcement Case: CE-26-0143

Entered on: 05/13/2026 12:19 PM

Printed on: 05/28/2026

Topic: Garbage and Debris  
 Due Date: 05/28/26  
 Initiated by: Citizen  
 Hearing Date:  
 SM Case No:

Status: Open - Turn in for SM  
 Assigned To: Jorge Hernandez  
 Area #: A-5  
 Hearing Time:

**Permit**

Permit #: Business name: License #:

**Property Location**

Occupant Name:

Address: 4950 SE Barley Ave , 34266

Phone:

APN : 21-38-25-0000-0200-0680

Cell #:

**Owner Information**

Owner Name: Wells Jessie W &  
 Address: Wells Christine M  
 P.O. Box 194  
 Nocatee, FL 34268  
 Phone:

Cell #:

**Actions**

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	05/01/2026	3:20 pm	Request 6379-GUY PAGLIARO - The house is in no shape of someone living in the home should be demolished and there is junk and debris on the property.
Inspection / Site Visit	Thomas Turnbull	05/13/2026	9:19 am	The property has trash and debris in the yard; the grass is overgrown also. The home is in bad shape too. Took photos.
Notice of Violation	Thomas Turnbull	05/14/2026	8:00 am	> Inspection Time:9:19 am, Send to (Owner - Cert no=9589071052702678571711), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	05/14/2026	9:36 am	Posted the N2C and mail out the letter, took photos.
Notice Returned unclaimed	Sarah Milstead	05/26/2026	2:37 pm	Notice Returned Unclaimed Letter received back into the office.
Inspection / Site Visit	Thomas Turnbull	05/28/2026	9:08 am	They are still in violation of all three violation, took photos.
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas Turnbull	05/28/2026	10:23 am	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	05/28/2026	10:45 am	Turn in for review for special master hearing.

**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)(9) - Dilapidated building Corrections Required:Obtain all required permits for the repair or demolition of the dilapidated structure and secured so that it is not open to intrusion.		Open	
3	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	

**Additional Addresses**

Address Type:Complainant  
Name:GUY PAGLIARO  
Address:4922 SE BARLEY AVE  
ARCADIA, FL 34266  
Phone:(2390 284-8699 Cell #:

*Inspection Notes*

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Findings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	23	\$	3.45
SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$	10.44
		TOTAL	\$	24.33

X PROPERTY CARD  
X TAX RECORD  
X DEED

<u>5/26/2026</u>	<u>N2C GREEN CARD RETURN DATE</u>	Accepted	Rejected
	<u>HEARING GREEN CARD RETURN DATE</u>		X

# DeSoto County Property Appraiser

David A. Williams, CFA, CCE

**2025 Certified Values**  
updated: 5/28/2026

Parcel: << 21-38-25-0000-0200-0680 (20800) >>

Aerial Viewer Building Photo Google Maps

2024  2023  2020  2017  Sales

## Owner & Property Info

Result: 3 of 3

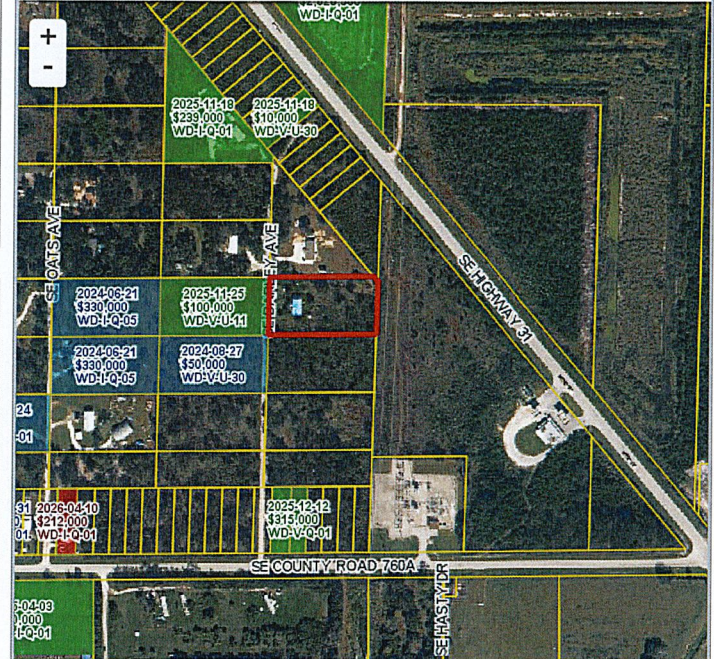
Owner	WELLS JESSIE W & WELLS CHRISTINE M PO BOX 194 NOCATEE, FL 34268		
Site	4950 SE BARLEY AVE, ARCADIA		
Description*	S1/2 OF SE1/4 OF NE1/4 OF SE1/4 OF SE1/4 SUBJ TO 30 FT ESMT ON W AKA LOT 68 BLK C THE MEADOWS OR 565/1091		
Area	1.42 AC	S/T/R	21-38-25
Use Code**	MOBILE HOME (0200)	Tax District	7

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

## Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$39,760	Mkt Land	\$48,280
Ag Land	\$0	Ag Land	\$0
Building	\$61,838	Building	\$68,347
XFOB	\$7,267	XFOB	\$6,859
Just	\$108,865	Just	\$123,486
Class	\$0	Class	\$0
Appraised	\$108,865	Appraised	\$123,486
SOH/10% Cap	\$76,817	SOH/10% Cap	\$90,509
Assessed	\$32,048	Assessed	\$32,977
Exempt	HX HB \$25,000	Exempt	HX HB \$25,000
Total	county:\$7,048	Total	county:\$7,977
Taxable	other:\$7,048 school:\$7,048	Taxable	other:\$7,977 school:\$7,977

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
6/20/2005	\$122,000	565 / 1091	WD	I	Q	
9/30/2004	\$5,500	553 / 1059	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES DES MH (0810)	2005	1292	1357	\$68,347

\*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	2005	\$5,130.00	1.00	0 x 0
1998	SHED-ES	2007	\$1,008.00	100.00	10 x 10

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.420 AC	1.0000/1.0000 1.0000/ /	\$34,000 /AC	\$48,280	A-5

\* 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: 3 of 3

S1/2 OF SE1/4 OF NE1/4 OF  
SE1/4 OF SE1/4 SUBJ TO 30 FT  
ESMT ON W

WELLS JESSIE W & WELLS CHRISTINE M  
WELLS CHRISTINE M, PO BOX 194  
NOCATEE, FL 34268

2025

21-38-25-0000-0200-0680



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY																																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SD	NORM	% COND	VALUATION SUMMARY																																																
Exterior Wall	28	VIN SIDING 100	0810	02	1,315	110.0000	115.50	151,882	2005	2005	0	0	45	16.75	45.00	<table border="1"> <tr> <td>Tax Group: 7</td> <td>Tax Dist:</td> <td>STANDARD</td> </tr> <tr> <td>BUILDING MARKET VALUE</td> <td></td> <td>68,347</td> </tr> <tr> <td>TOTAL MARKET OB/XF VALUE</td> <td></td> <td>6,953</td> </tr> <tr> <td>TOTAL LAND VALUE - MARKET</td> <td></td> <td>48,280</td> </tr> <tr> <td>TOTAL MARKET VALUE</td> <td></td> <td>123,486</td> </tr> <tr> <td>SOH/AGL Deduction</td> <td></td> <td>90,509</td> </tr> <tr> <td>ASSESSED VALUE</td> <td></td> <td>32,977</td> </tr> <tr> <td>TOTAL EXEMPTION VALUE</td> <td>HX HB</td> <td>25,000</td> </tr> <tr> <td>BASE TAXABLE VALUE</td> <td></td> <td>7,977</td> </tr> <tr> <td>TOTAL JUST VALUE</td> <td></td> <td>123,486</td> </tr> <tr> <td>NCON VALUE</td> <td></td> <td>0</td> </tr> <tr> <td>INCOME VALUE</td> <td></td> <td></td> </tr> <tr> <td>PREVIOUS YEAR MKT VALUE</td> <td></td> <td>108,865</td> </tr> </table>										Tax Group: 7	Tax Dist:	STANDARD	BUILDING MARKET VALUE		68,347	TOTAL MARKET OB/XF VALUE		6,953	TOTAL LAND VALUE - MARKET		48,280	TOTAL MARKET VALUE		123,486	SOH/AGL Deduction		90,509	ASSESSED VALUE		32,977	TOTAL EXEMPTION VALUE	HX HB	25,000	BASE TAXABLE VALUE		7,977	TOTAL JUST VALUE		123,486	NCON VALUE		0	INCOME VALUE			PREVIOUS YEAR MKT VALUE		108,865
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Roof Structure	03	GABLE/HIP 100	1 RES DES MH 100% - 2006													Heated Area: 1292 HX Base Yr 2006																																																
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Bathrooms	2	100	GRANTEE: R USA BETTER HOMES																																																													
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USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																									
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NEIGHBORHOOD/LOC	300300.00	1.00/	<table border="1"> <tr> <th>REVIEW DATE</th> <th>BY</th> <th>KG</th> <th>Total Acres:</th> <th>Total Land Value:</th> <th>Market:</th> <th>Agricultural:</th> <th>Common:</th> </tr> <tr> <td>01/16/2025</td> <td></td> <td></td> <td>1.42</td> <td>48,280</td> <td>0</td> <td>0</td> <td>48,280</td> </tr> </table>										REVIEW DATE	BY	KG	Total Acres:	Total Land Value:	Market:	Agricultural:	Common:	01/16/2025			1.42	48,280	0	0	48,280																																				
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ROP	56	35	2005	20	1,040	<table border="1"> <tr> <th>BUILDING NOTES</th> </tr> <tr> <td>ID# DISH00739A/B RP</td> </tr> </table>										BUILDING NOTES	ID# DISH00739A/B RP																																															
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STP	9	35	2005	3	156	<table border="1"> <tr> <th>SALES DATA</th> </tr> <tr> <td>GRANTOR: R USA BETTER HOMES IN</td> </tr> <tr> <td>GRANTEE: WELLS JESSIE &amp; CHRI</td> </tr> <tr> <td>0553/1059 9/30/2004 WD Q V 5,500</td> </tr> <tr> <td>GRANTOR: ROBERTSON IRENE</td> </tr> <tr> <td>GRANTEE: R USA BETTER HOMES</td> </tr> </table>										SALES DATA	GRANTOR: R USA BETTER HOMES IN	GRANTEE: WELLS JESSIE & CHRI	0553/1059 9/30/2004 WD Q V 5,500	GRANTOR: ROBERTSON IRENE	GRANTEE: R USA BETTER HOMES																																											
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**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**

**Bill # R 1807200 2025**

**R 21-38-25-0000-0200-0680**

**REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY**

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$54.78
COUNTY LAW ENF	.0029406	\$23.46
SCHOOL LRE	.0030330	\$24.19
SCHOOL DISC	.0022480	\$17.93
SOUTHWEST WATER MGMT	.0001831	\$1.46
<b>TOTAL AD-VALOREM:</b>		<b>\$121.82</b>

**WELLS JESSIE W &  
WELLS CHRISTINE M  
PO BOX 194  
NOCATEE , FL 34268**

1.420 ACRES  
S1/2 OF SE1/4 OF NE1/4 OF  
SE1/4 OF SE1/4 SUBJ TO 30 FT  
ESMT ON W  
AKA LOT 68 BLK C THE MEADOWS

**NON-AD VALOREM ASSESSMENTS**

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

FAIR MKT VALUE	<b>\$123,486.00</b>	DIST	<b>7</b>
ASSESS	<b>\$32,977.00</b>	EXEMPT VALUE	<b>\$25,000.00</b>
TAXABLE VALUE	<b>\$7,977.00</b>		

**COMBINED TAXES & ASMTS:** **\$666.62**  
**DISCOUNT:** **\$0.00**  
**UNPAID BALANCE:** **\$0.00**

**\*\* PAID \*\***

**Exemptions: HX HB**

**Last Payment:** 11/28/2025 **Receipt Number:** 602746

**Property Address:**  
**4950 SE BARLEY AVE ARCADIA 34266**

**Amount Collected:** \$639.96 **Discount Amount:** \$0.00

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
21382500002000680	R	2025	\$121.82	\$544.80	11/28/2025	\$639.96	\$0.00
21382500002000680	R	2024	\$109.88	\$471.63	11/26/2024	\$558.25	\$0.00
21382500002000680	R	2023	\$97.12	\$464.82	11/15/2023	\$539.46	\$0.00
21382500002000680	R	2022	\$329.69	\$454.67	11/18/2022	\$752.99	\$0.00
21382500002000680	R	2021	\$326.85	\$448.16	11/18/2021	\$744.01	\$0.00
21382500002000680	R	2020	\$319.35	\$442.81	11/19/2020	\$731.67	\$0.00
21382500002000680	R	2019	\$304.73	\$438.38	11/20/2019	\$713.39	\$0.00
21382500002000680	R	2018	\$292.35	\$432.50	11/19/2018	\$695.86	\$0.00
21382500002000680	R	2017	\$269.52	\$390.50	11/16/2017	\$633.62	\$0.00
21382500002000680	R	2016	\$260.01	\$390.50	11/15/2016	\$624.49	\$0.00
21382500002000680	R	2015	\$273.61	\$311.50	11/20/2015	\$561.71	0.00
21382500002000680	R	2014	\$244.16	\$287.50	11/21/2014	\$510.39	0.00

Return to: Diane C. Wolcott  
Name: A+ Abstract and Title Company, Inc.  
Address: 619 East Magnolia Street  
Arcadia, Florida 34266-3915

FL#200500855 B 565 P1091  
REC NO. 07518605449

This Instrument Prepared by:  
Diane C. Wolcott  
A+ Abstract and Title Company, Inc.  
619 East Magnolia Street  
Arcadia, Florida 34266-3915

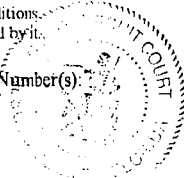
FILED AND RECORDED  
DATE 07/05/2005 TM 12:50

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

MITZIE W. MCGAVIC CLERK  
CO: DESOTO ST: FL

Property Appraisers Parcel I.D. (Folio) Number(s):  
21-38-25-0000-0200-0680  
Grantor(s) I.D.#(s):  
File No: 311040448

DOC STAMPS 854.00  
INTANG TAX .00



**WARRANTY DEED**  
(CORPORATION)

This Warranty Deed Made the 20th day of June, 2005, by R. USA Better Homes, Inc., a Florida Corporation, and having its place of business at 4597 NW Highway 70, Arcadia, Florida 34266, hereinafter called the grantor,

to Jessie W. Wells and Christine M. Wells, husband and wife, whose post office address is: P.O. Box 994, Nocatee, Florida 34268, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in DeSoto County, Florida, viz:

**LOT 68, BLOCK "C", THE MEADOWS OF ARCADIA, more described as:**

**The South 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 21, Township 38 South, Range 25 East, all in DeSoto County, Florida. Subject to a 30 foot easement on the West side for Road, Drainage and Utilities.**

**Together with a 2005 Dest Double-wide Mobile Home ID# DISH00739A & B**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to 2004, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: \_\_\_\_\_

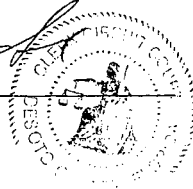
Secretary

R. USA Better Homes, Inc.

Witness Signature: Diane C. Wolcott  
Printed Name: Diane C. Wolcott

Witness Signature: Jessica Greer  
Printed Name: Jessica Greer

BY: Igor Davidovich  
Igor Davidovich, President

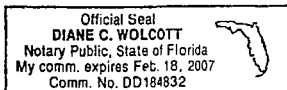


STATE OF FLORIDA  
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this 20th day of June, 2005, by Igor Davidovich as President of R. USA Better Homes, Inc., a Florida Corporation, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:

Diane C. Wolcott  
Printed Name: Diane C. Wolcott  
Notary Public  
Serial Number



**Customer Information**

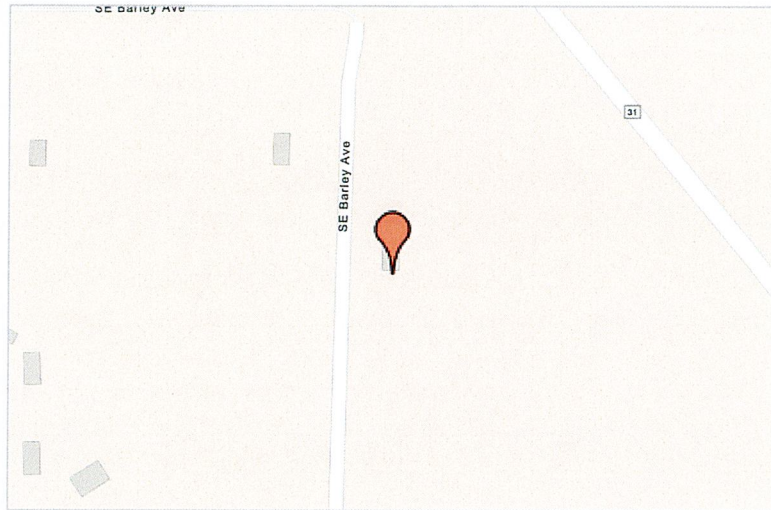
**Name:** GUY PAGLIARO  
**Address:** 4922 SE BARLEY AVE  
ARCADIA, FL 34266

**Phone:** (2390 284-8699  
**Alt. Phone:**  
**Email:**

**Request Classification**

**Topic:** Accumulation of  
Garbage / Refuse  
**Status:** Closed  
**Assigned to:** Thomas Turnbull  
**Property Address:** 4950 SE Barley  
Ave

**Request type:** Complaint  
**Priority:** Normal  
**Entered Via:** Phone



**Time of Day:**  
**Property APN:** 21-38-25-0000-0200-0680  
**Retention Disposition Date**  
**Date File Scanned into DocuShare:**

**Description**

The house is in no shape of someone living in the home should be demolished and there is junk and debris on the property.

**Reason Closed**

Turn into a code case for the violation on the property, took photos. Turn into a code case #CE 26-0143

**Date Expect Closed:** 05/13/2026

**Date Closed:** 05/13/2026 12:20 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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Sec. 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)

Sec. 20-1616. - Public nuisance defined.

(a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.

- (1) All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
- (2) Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
- (3) 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 from 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.
- (4) Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided.
- (5) Vegetation:
  - a. Which harbors or aids in harboring rats or other vermin.
  - b. Which harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life.
  - c. Which by reason of its location or condition constitutes an imminent danger to any person or property.
  - d. Which hinders the removal of accumulations of junk, garbage and debris.
  - e. Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten inches, provided that:
    1. Cultivated flowers, ornamental shrub or bushes, vegetation used for xeriscape, trees or food plants shall be presumed to be managed;
    - 2.

Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and

3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
  - f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
- (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
- (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the County.
- (9) Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.
- (10) Violations of Chapter 11, Article XIII, pertaining to anti-litter, or Chapter 11, Article XIV, pertaining to anti-dumping.
- (11) Vehicles parking in violation of Article II, Division 3, of this chapter;
- (12) Dumpsters, trash containers, or trash container stands, located on a public right-of-way unless the dumpster is owned leased or under the control of the County; provided, further, that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
- (13) Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use.
- (14) Violations of Chapter 7, Article II, pertaining to obstruction of ditches.
- (15) Violations of Chapter 11, Article V, pertaining to excessive, unnecessary, or unusually loud noises.
- (16) Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.

(17) Persistent use of sudden noise devices, known and marketed as air cannons or propane cannons for any use including that of frightening birds from aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.

(b) Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act (F.S. § 823.14).

(c) Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

(LDR, § 12901; Ord. No. 2012-01, § 12901, 5-22-2012; Ord. No. 2014-06, § 25, 10-28-2014)



COUNTY DEVELOPMENT DEPARTMENT  
**DESOTO COUNTY**

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



## NOTICE to CORRECT VIOLATION

Wells Jessie W &  
Wells Christine M  
P.O. Box 194  
Nocatee, FL 34268

RE: 4950 SE Barley Ave  
PIN #: 21-38-25-0000-0200-0680  
Case No: CE-26-0143

Date: May 14, 2026

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)(9) Dilapidated building:** Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public

**LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation:** Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten (10) inches.

Facts constituting violation (including date, time, and place of violation): On **May 13, 2026** at **9:19 am**, the property located at **4950 SE Barley Ave** was visited and revealed the following:

**The property is overgrown, trash and debris in the yard. The home is in dilapidated condition and open to intrusion.**

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

**Remove all garbage, refuse, rubbish, junk, and debris from the property.**

**Due by: May 28, 2026**

**Obtain all required permits for the repair or demolition of the dilapidated structure and secured so that it is not open to intrusion.**

**Due by: May 28, 2026**

**Mow and maintain the property**

**Due by: May 28, 2026**


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



Thomas Turnbull  
Code Enforcement Officer

Certified Mailing Number: 9589071052702678571711



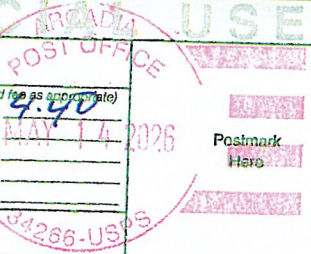
9589 0710 5270 2678 5717 11

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .74
Total Postage and Fees	\$ 10.44

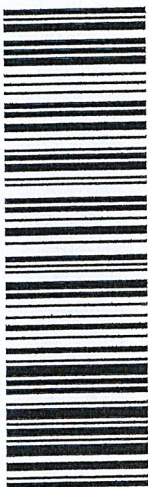


WELLS JESSIE W &  
WELL CHRISTINE M  
P.O. BOX 194  
NOCATEE, FL 34268

26-0143

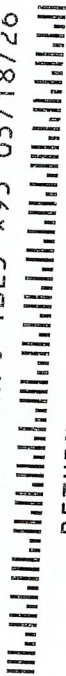
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL



9589 0710 5270 2678 5717 11

WELLS JESSIE W &  
WELL CHRISTINE M  
34268-194

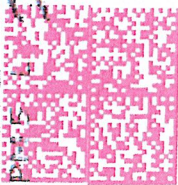


WELLS

RETURN TO SENDER  
BOX CLOSED  
UNABLE TO FORWARD  
RETURN TO SENDER

TAMPA FL 335  
SAINT PETERSBURG FL  
15 MAY 2026

US POSTAGE  
FIRST CLASS MAIL  
IM1  
\$010.44  
05/14/2026 ZIP 34266  
043M31248516





COUNTY DEVELOPMENT DEPARTMENT  
**DESOTO COUNTY**  
 201 East Oak Street, Suite 204  
 Arcadia, Florida 34768  
 Telephone (863)421-6165  
 Fax (863)421-6163

**NOTICE to CORRECT VIOLATION**

Wells Justin W &  
 Wells Christine M  
 P.O. Box 174  
 Nocatee, FL 32109

RF: 4950 SE Barley Ave  
 PIN #: 21-38-25-0000-0200-0600  
 Case No: CT-26-0143

Date: May 14, 2026

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 14-202 Littering, dumping and accumulation prohibited**

No person shall dump or cause to be dumped, or place or cause to be placed, items or refuse to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, newspapers and sheets, automobiles, boats, trucks, and building materials on any lands or premises, improved or unimproved, within the County.

Code 2007, § 8.11, Ord. No. 1987-7, § 2, 3, 24-1987

**LDL Sec. 20-1616 (202) Dilapidated building:** Any structure or building that is in a state of disrepair, deterioration or decay, is of faulty construction, is open to intrusion, abandoned, damaged by fire in the health and safety of the public.

**LDL Sec. 20-1616 (202) Hazardous structure:** A structure which is located in areas other than those areas listed in Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is maintained and in excess of ten (10) inches.

Each ordinance violation (including date, time and place of violation) on **May 13, 2026** at **9:30 am** the property located at **4950 SE Barley Ave** was visited and recorded the following:

The property is overgrown, trash and debris in the yard. The house is in dilapidated condition and open to intrusion.

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

Remove all garbage, refuse, rubbish, junk, and debris from the property. **Due by May 26, 2026**  
 Obtain all required permits for the repair or restoration of the dilapidated structure. **Due by May 26, 2026**  
 Maintain and sustain the property. **Due by May 26, 2026**

Failure to correct the violation(s) may result in a notice being issued to you for a civil violation which would be heard by a county court judge or violation as affected in this notice be corrected by the time specified hereinafter by the date specified, the case may be presented to the Board of Appeals. If the violation has been corrected prior to the hearing.

**05/14/2026 09:36**

**TOMMY TURNBULL**  
**4950 SE BARLEY AVE**



**05/14/2026 09:36**

**TOMMY TURNBULL**  
**4950 SE BARLEY AVE**



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, Thomas Turnbull, duly sworn, deposes and says: That on 5-14-26 @ 9:36 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER  
Wells Jessie W &  
Wells Christine M  
P.O. Box 194  
Nocatee, FL 34268

at the following location(s): 4950 SE Barley Ave

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

DATE: May 14, 2026

affiant

Sworn to and subscribed before me this 14<sup>th</sup> day of May, 2026 by  
Thomas Turnbull who is personally known OR Produced Identification

Notary Public





05/28/2026 09:08

TOMMY TURNBULL  
4950 SE BARLEY AVE



05/28/2026 09:08

TOMMY TURNBULL  
4950 SE BARLEY AVE



05/28/2026 09:08

TOMMY TURNBULL  
4950 SE BARLEY AVE



05/28/2026 09:08

TOMMY TURNBULL  
4950 SE BARLEY AVE



05/28/2026 09:08

TOMMY TURNBULL  
4950 SE BARLEY AVE



05/28/2026 09:08

TOMMY TURNBULL  
4960 SE BARLEY AVE



05/28/2026 09:09

TOMMY TURNBULL  
4950 SE BARLEY AVE



05/13/2026 09:19

TOMMY TURNBULL  
4950 SE BARLEY AVE



05/13/2026 09:19

TOMMY TURNBULL  
4950 SE BARLEY AVE



05/13/2026 09:19

TOMMY TURNBULL  
4850 SE BARLEY AVE