

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1049

NIETO BILLIE JO & UNDERWOOD RANDY

Respondents,

TO: NIETO BILLIE JO & UNDERWOOD RANDY
1980 SE TANGELO DR
ARCADIA FL 34266

RE: 1980 SE TANGELO DR, 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 **May 22, 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.

Certified Mailing Number: 9589071052701588384817

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 24-1049

NIETO BILLIE JO & UNDERWOOD RANDY

Respondents,

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

STATE OF FLORIDA)
COUNTY OF DESOTO)

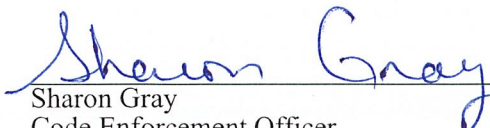
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: NIETO BILLIE JO & UNDERWOOD RANDY, 1980 SE TANGELO DR, ARCADIA FL 34266.

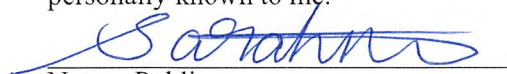
1. An inspection on April 8, 2025, Code Enforcement Officer visited your property located at 1980 SE TANGELO DR, ARCADIA FL 34266 described and zoned as: RSF-3

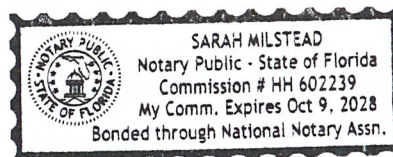
DeSoto County Tax Parcel Number #06-38-25-0120-00B0-0030 more particularly described by deed or instrument number #201914003763 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Overgrown , Unauthorized dumping and accumulation prohibited.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e) , DCCO Section 11-302, 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 December 19, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain the property , Remove all garbage, refuse, rubbish, junk, and debris from 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.


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

Sworn to and subscribed before me this 10th day of April, 2025 Affiant is personally known to me.


Notary Public



Special Master Mandatory Hearing Case Checklist

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

✓ or N/A	Respondents Name <u>Billie Jo Nieto & Randy Underwood</u>	Case # <u>CE 24-1049</u>
	Site Address <u>1980 SE Tangelo Dr</u>	
	Respondent's Mailing Address <u>1980 SE Tangelo Dr</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 <u>NAC</u>	
✓	Notice of Mandatory Hearing (file copy) <u>NAC</u>	
✓	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 20-1616(a)(5)(e) Overgrown
DCCO Sec 11-302 Unauthorized Dumping & Accumulation

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: May 22, 2025

Reviewed by: [Signature]

Date: 4/10/25

SM CE - 24-1049

CODE ENFORCEMENT CASE

CASE NUMBER: 0

Name	BILLIE JO NIETO & RANDY UNDERWOOD	
Property Address	1980 SE TANGELO DR	
Zoning	RSF-3	
Violation (1)	LDR SEC 20-1616 (A)(5)(E) OVERGROWN	0
Violation (2)	DCCO SEC 11-302 UNAUTHORIZED DUMP	0
Violation (3)	0	0

CASE NOTES

12/3/2024	COMPLAINT RECEIVED
12/16/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
12/20/2024	NOTICE TO CORRECT, POSTED & MAILED, PHOTOS TAKEN
1/2/2025	RECEIVED SIGN GREEN CARD
1/9/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION, PROPERTY WAS MOWED
1/31/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
3/6/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
3/6/2025	TRIED TO CALL THE PHONE NUMBER ON FILE NO LONGER IN SERVICE
3/27/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
4/8/2025	SITE VISIT, PHOTOS TAKEN IN VIOLATION
4/8/2025	TURN IN FOR SPECIAL MASTERS

Special Master Order

----- Violation founded Owner Present -----
Correct violations within __ _days of date of hearing
C & D for two years: __Yes __ No.
\$ _____Fine per day, per violation.
Cost of \$_____ to be paid in _____ days.

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	27	\$	4.05
SERVICE	Number of Certified letters	1	\$	9.64
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
		TOTAL	\$	23.33

<u>x</u>	PROPERTY CARD
<u>x</u>	TAX RECORD
<u>x</u>	DEED

	Accepted	Rejected
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<u> </u>	N2C GREEN CARD RETURN DATE
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<u> </u>	HEARING GREEN CARD RETURN DATE
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Code Enforcement Case: CE-24-1049

Entered on: 12/03/2024 00:00

Printed on: 04/08/2025

Topic: Overgrown grass, weeds, bushes

Status: Open - N2C issued/Posted

Due Date: 04/09/25

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RSF-3

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1980 SE TANGELO DR , 34266

Phone:

Cell #:

APN : 06-38-25-0120-00B0-0030

Owner Information

Owner Name: NIETO BILLIE JO &

Address: UNDERWOOD RANDY

1980 SE TANGELO DR

ARCADIA, FL 34266

Phone: 863-990-7922

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	12/03/2024	1:35 pm	Request 4867-ROBERT SMITH - Overgrown grass.
Inspection / Site Visit	Sharon Gray	12/16/2024	2:27 pm	Site visit photos taken in violation. The property is overgrown, there is some furniture and debris. The one carport has some loose panels and missing panels.
Notice of Violation	Sharon Gray	12/20/2024		> Inspection Time:2:27 pm, Send to (Owner - Cert no=9589071052700462265266), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	12/20/2024	10:50 pm	Posted and mailed notice to correct photos taken.
Return Receipt Received	Sharon Gray	01/02/2025		Received signed green card
Inspection / Site Visit	Sharon Gray	01/09/2025	12:02 pm	Site visit photos taken the property has been mowed but the furniture and debris are still there.
Inspection / Site Visit	Sharon Gray	01/31/2025	10:21 am	Site visit photos taken the debris is still there but they did remove the other remnants of the other carport.
Inspection / Site Visit	Sharon Gray	03/06/2025	10:05 am	Site visit photos taken there is still furniture and debris by the carport and a pile of tree debris.
Phone Call	Sharon Gray	03/06/2025	3:08 pm	I tried calling that was on file the last time I had a case but the number is no longer in service.
Inspection / Site Visit	Sharon Gray	03/27/2025	9:28 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	04/08/2025	2:15 pm	Site visit photos taken in violation.
Case Notes	Sharon Gray	04/08/2025	4:41 pm	Turn in for Special Masters

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	
2	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	

Additional Addresses

Address Type:Complainant

Name:ROBERT SMITH

Address:1760 SE TANGELO DR

Phone:(863) 993-5069 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/3/2025

Parcel: << 06-38-25-0120-00B0-0030 (19191) >>

Owner & Property Info

Result: 6 of 8

Owner	NIETO BILLIE JO & UNDERWOOD RANDY 1980 SE TANGELO DR ARCADIA, FL 34266		
Site	1980 SE TANGELO DR, ARCADIA		
Description*	FOREST PINE ESTATES LOT 3 BLK B INST:201714004775 INST:201914003763		
Area	0.501 AC	S/T/R	06-38-25
Use Code**	SINGLE FAMILY (0100)	Tax District	7

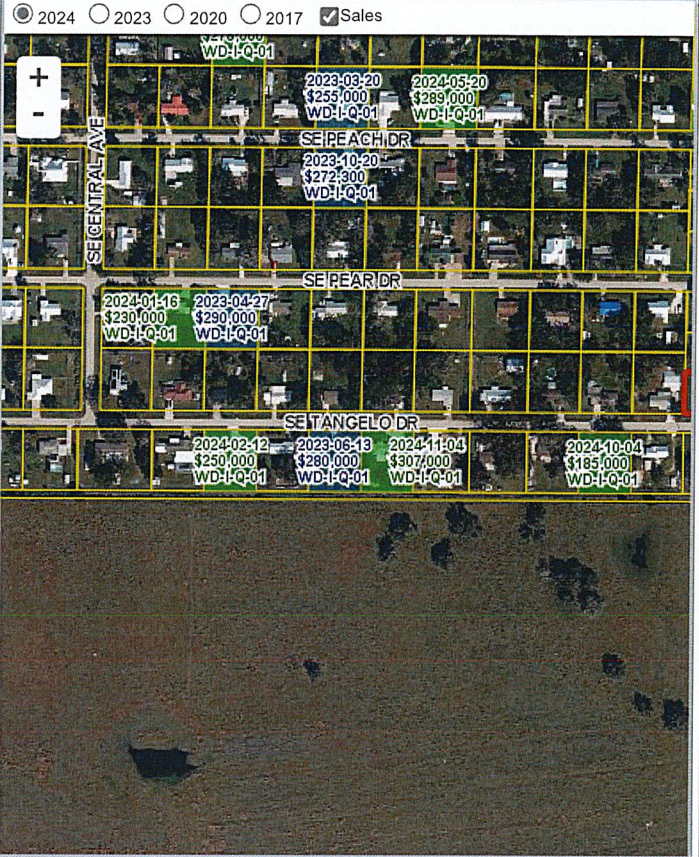
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$32,000	Mkt Land	\$37,500
Ag Land	\$0	Ag Land	\$0
Building	\$114,432	Building	\$118,516
XFOB	\$1,609	XFOB	\$1,532
Just	\$148,041	Just	\$157,548
Class	\$0	Class	\$0
Appraised	\$148,041	Appraised	\$157,548
SOH/10% Cap	\$67,992	SOH/10% Cap	\$75,098
Assessed	\$80,049	Assessed	\$82,450
Exempt	HX HB DX \$55,000	Exempt	HX HB DX \$55,000
Total Taxable	county:\$25,049 other:\$25,049 school:\$50,049	Total Taxable	county:\$27,450 other:\$27,450 school:\$52,450

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



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
6/10/2019	\$100	201914003763	QC	I	U	11
9/20/2017	\$100	201714004775	QC	I	U	11
8/11/2003	\$59,900	537 / 2154	WD	I	Q	
11/1/1984	\$100	207 / 906	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1970	1033	1926	\$117,618

*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
1995	SHED-G	1985	\$204.00	96.00	12 x 8
2003	SIDEWALK	1970	\$58.00	92.00	0 x 0
0860	DRVWY CONC	1970	\$573.00	917.00	0 x 0
1450	FENCE WD	2008	\$620.00	104.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 LT (0.501 AC)	1.0000/1.0000 1.0000/ /	\$37,500 /LT	\$37,500	RSF-3

* 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: 6 of 8

© 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: 4/3/2025 and may not reflect the data currently on file at our office.

BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	28	VIN SIDING 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	METAL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Conditioning	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories		1 100	
Architectural	01	. 100	
Units		0 100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ. PTS	EFF. BASE RATE	REPL. COST/MEM	AVB	ETB	ECN	FUNCT	NORM	% COND
0100	01	1,193	125,4300	150.52	179,570	1970	1975	0	0	0 34.00	66.000
1 SINGLE FAM - 100% - 2018											
Heated Area: 1033											
HX Base Yr 2018											

Floor plan diagram showing room layouts and dimensions. The plan includes a large central area labeled "PTO 1993" (20x12) and "FOP 1993" (7x14). To the left is a "UCP 1993" (20x20) and "FCP 1993" (20x20). To the right is a "BAS 1993" (20x20). Dimensions are indicated by arrows: 12, 28, 14, 5, 18, 34, 6, 20, 20, 20, 20.

Quality	03 AVERAGE		
DOR CODE	0100 SINGLE FAMILY		
MAP NUM	MKT AREA		03
NEIGHBORHOOD LOC	300300.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,033	100	1,033	102,621
FOP	240	25	60	5,960
FOP	70	25	18	1,788
PTO	83	25	21	2,086
PTO	120	5	6	596
PTO	140	5	7	696
UCP	240	20	48	4,769

TOTALS	1,926	1,193	118,516
EXTRA FEATURES			

BLD DATE		
XF DATE		
INC DATE		
	LGL DATE	
	LAND DATE	06/21/2024
	AG DATE	
		MTU

[illegible]

BUILDING DIMENSIONS

PTO=[YR=1993] W6 BAS=[YR=1993] W34 FOP=[YR=1993] N5 W14
PTO=[YR=1993] W28 S5 UCP=[YR=1993] S20 E12 FCP=[YR=1993] E12
N20 W12 S20SW20 W12SE28 N5S5 E14SW18 S20 E1 FOP=[YR=1993] S4
E19 N5 W7 S1 W1SE12 N1 E7 S1 E32 N0SS20 E6 N20S.

DESOTO COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		7
VALUATION BY	STANDARD	
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE	118,516	
TOTAL MARKET OBJX VALUE	1,532	
TOTAL LAND VALUE - MARKET	37,500	
TOTAL MARKET VALUE	157,548	
SOH/AGL Deduction	75,098	
ASSESSED VALUE	82,450	
TOTAL EXEMPTION VALUE	55,000	
BASE TAXABLE VALUE	27,450	
TOTAL JUST VALUE	157,548	
NCN VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	148,041	

[illegible]

SALES DATA					
OFF RECORD Number	DATE	TYPE Q / I	Q / I RSN	CD	SALE PRICE
201914003763	6/10/2019	QC	U	I	11
GRANTOR: NIETO BILLIE JO					
GRANTOR: NIETO BILLIE JO & U					
201714004775	9/20/2017	QC	U	I	11
GRANTOR: SCOTT JAMES & HILDEGA					
GRANTOR: NIETO BILLIE JO					
BUILDING NOTES					

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**Bill # R 1645000 2024****R 06-38-25-0120-00B0-0030****REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY****AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$209.04
COUNTY LAW ENF	.0024399	\$66.98
SCHOOL LRE	.0030960	\$162.39
SCHOOL DISC	.0022480	\$117.91
SOUTHWEST WATER MGMT	.0001909	\$5.24
TOTAL AD-VALOREM:		\$561.56

**NIETO BILLIE JO &
UNDERWOOD RANDY
1980 SE TANGELO DR
ARCADIA , FL 34266 - 0000****0.501 ACRES
FOREST PINE ESTATES
LOT 3 BLK B
INST:201714004775
INST:201914003763****NON-AD VALOREM ASSESSMENTS**

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

FAIR MKT VALUE	\$157,548.00	DIST	7
ASSESS	\$82,450.00	EXEMPT VALUE	\$55,000.00
TAXABLE VALUE	\$27,450.00		

COMBINED TAXES & ASMTS: \$1,033.19**DISCOUNT: \$0.00****UNPAID BALANCE: \$1,064.19****Exemptions: HX HB DX****Property Address:
1980 SE TANGELO DR ARCADIA 34266****Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825012000B00030	R	2024	\$561.56	\$471.63	N/A	\$0.00	\$1,064.19
063825012000B00030	R	2023	\$531.16	\$464.82	8/8/2024	\$1,167.67	\$0.00
063825012000B00030	R	2022	\$572.96	\$454.67	11/7/2022	\$986.52	\$0.00
063825012000B00030	R	2021	\$568.83	\$448.16	2/4/2022	\$1,006.82	\$0.00
063825012000B00030	R	2020	\$564.96	\$442.81	4/9/2021	\$1,038.00	\$0.00
063825012000B00030	R	2019	\$560.64	\$438.38	12/2/2019	\$959.06	\$0.00
063825012000B00030	R	2018	\$567.48	\$432.50	11/17/2018	\$959.98	\$0.00
063825012000B00030	R	2017	\$981.42	\$390.50	11/29/2017	\$1,317.04	\$0.00
063825012000B00030	R	2016	\$900.43	\$390.50	11/10/2016	\$1,239.29	\$0.00
063825012000B00030	R	2015	\$858.50	\$311.50	11/16/2015	\$1,123.20	\$0.00
063825012000B00030	R	2014	\$773.62	\$287.50	12/29/2014	\$1,029.29	0.00



Return to:
Name:
Address:

Inst: 201914003763 Date: 06/11/2019 Time: 11:05AM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: JG
Deputy Clerk Doc Stamp-Deed: 0.70

This Instrument Prepared by:

Property Appraisers Parcel I.D. (Folio) Number(s):

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 06-10-19, 2019, by and between
Billie Jo Nieto
whose post office address is: 1980 SE Tanager Drive Arcadia hereinafter called the grantor.
to Billie Jo Nieto and Family under wood
whose post office address is: 1980 SE Tanager Drive Arcadia FL hereinafter called the
grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 Dollars and other valuable considerations,
lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby
acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title,
interest and claim of the Grantor in and to the following described land in Desoto County, Florida, to wit:

Lot 3 Block BB Forest Pine Estates

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

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]
Witness Printed Name: Bandey Anderson
Witness Signature: [Signature]
Witness Printed Name: Ricky L. Latham
Billie Jo Nieto

STATE OF Florida
COUNTY OF Desoto

The foregoing instrument was acknowledged before me this, 10th day of June, 2019 by
Billie Jo Nieto. They
are personally known to me or have produced driver license(s) as identification.

My Commission Expires:



[Signature]
Printed Name: Shawn K Latham
Notary Public



DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **KORI**
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:

3 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
NIETO BILLIE JO	F	06/11/2019	D	201914003763	0/0	1	\$1.00	LT 3, BLK B, FOREST PINE ESTATES View Image
NIETO BILLIE JO	T	06/11/2019	D	201914003763	0/0	1	\$1.00	LT 3, BLK B, FOREST PINE ESTATES View Image
NIETO BILLIE JO	T	09/20/2017	D	201714004775	0/0	2	\$10.00	LT 3, BLK "B", OF FOREST PINE ESTATES View Image

3 items found, displaying all items.

1

Customer Information

Name: ROBERT SMITH
Address: 1760 SE TANGELO DR

Phone: (863) 993-5069
Alt. Phone:
Email:

Request Classification

Topic: Overgrown Vegetation
Status: Open
Assigned to: Sharon Gray
Property Address: 1980 SE Tangelo Dr

Request type: Problem
Priority: Normal
Entered Via: Phone



Property APN: 06-38-25-0120-00B0-0030 (

Description

Overgrown grass.

Reason Closed

Date Expect Closed: 12/13/2024

Enter Field Notes Below

Notes:

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

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 stench 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)

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)



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

**NIETO BILLIE JO &
UNDERWOOD RANDY
1980 SE TANGELO DR
ARCADIA, FL 34266**

**RE: 1980 SE TANGELO DR
PIN #: 06-38-25-0120-00B0-0030
Case No: CE-24-1049**

Date: December 20, 2024

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):

LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

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)

Facts constituting violation (including date, time, and place of violation): On **December 16, 2024** at **2:27 pm**, the property located at **1980 SE TANGELO DR** was visited and revealed the following:

Your property is overgrown and there is junk and debris. Please mow & maintain the property. Please remove the furniture and debris from the property.

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

Mow and maintain the property

Due by: January 7, 2025

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

Due by: January 7, 2025

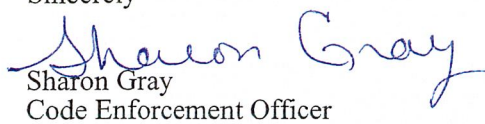
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation 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

A handwritten signature in blue ink that reads "Sharon Gray". The signature is fluid and cursive, with the first name "Sharon" and last name "Gray" clearly distinguishable.

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052700462265266

9589 0710 5270 0462 2652 66

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
\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy)	\$ <u>1.10</u>
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 6.69

Total Postage and Fees
\$ 9.64

Postmark Here
ARCADIA FL 34266
DEC 20 2010
USPS

Billie Jo Nieto & Randy Underwood
1980 SE Tangelo Dr
Arcadia, FL 34266

PS Form 3800, January 2002 PSN 7530-02-000-9051 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Billie Jo Nieto & Randy Underwood
1980 SE Tangelo Dr
Arcadia, FL 34266



9590 9402 8654 3244 4949 48

2. Article Number (Transfer from service label)

9589 0710 5270 0462 2652 66

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
[Signature] ☐ Agent ☐ Address
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☒ Signature Confirmation |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
- Mail Restricted Delivery (over \$500)



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

NOTICE to CORRECT VIOLATION

SIETO BILLIE JO &
UNDERWOOD RANDY
1980 SE TANGELO DR
ARCADIA, FL 34266

RE: 1980 SE TANGELO DR
PIN #: 06-38-25-0120-0000-0030
Case No: CE-24-1049

Date: December 20, 2024

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):

LDR Sec. 10-1816 LDC561 Overgrown Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

DCCD Section 11-301 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).

The following violations (including date, time, and place of violation) On December 16, 2024 at 2:47 pm, the property located at 1980 SE TANGELO DR, was visited and revealed the following:

Your property is overgrown and there is junk and debris. Please mow & maintain the property. Please remove the furniture and debris from the property.

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

Mow and maintain the property.

Due by: January 7, 2025

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

Due by: January 7, 2025

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. A violation is alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected, and thus reason for 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 observed prior to the hearing.

If found to be in violation, it may be imposed of up to \$250.00 per day per violation for a first time violation, 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 the Department for a hearing before the Special Magistrate. If, at a hearing, it is determined that your property is not in violation, your case would not be pursued.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone (863) 491-6165 or (863) 491-6163.

Office Hours

12/20/2024 10:50

SHARON GRAY
1980 SE TANGELO DR



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
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NOTICE to CORRECT VIOLATION

SIETO BILLIE JO &
UNDERWOOD RANDY
1980 SE TANGELO DR
ARCADIA, FL 34266

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PIN #: 06-38-25-0120-0000-0030
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Office Hours

12/20/2024 10:50

SHARON GRAY
1980 SE TANGELO DR



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 12/20/2024 @ 10:50 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

NIETO BILLIE JO &

UNDERWOOD RANDY

1980 SE TANGELO DR

ARCADIA, FL 34266

at the following location(s): 1980 SE TANGELO DR

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

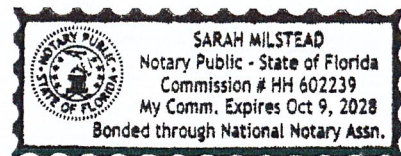
DATE: December 20, 2024

affiant

Sharon Gray

Sworn to and subscribed before me this 20th day of December 2024 by Sharon Gray who is personally known OR Produced Identification

Sarah Milstead
Notary Public





04/08/2025 14:15

SHARON GRAY
1980 SE HING DR



04/08/2025 14:16

SHARON GRAY
1980 SE HING DR



03/27/2025 09:28

SHARON GRAY
1980 SE TANGELO DR



03/27/2025 09:28

SHARON GRAY
1980 SE TANGELO DR



03/06/2025 10:05

SHARON GRAY
1980 SE TANGELO DR



03/06/2025 10:06

SHARON GRAY
1980 SE TANGELO DR



01/31/2025 10:21

SHARON GRAY
1980 SE TANGELO DR



01/09/2025 12:02

SHARON GRAY
1980 SE TANGELO DR



01/09/2025 12:02

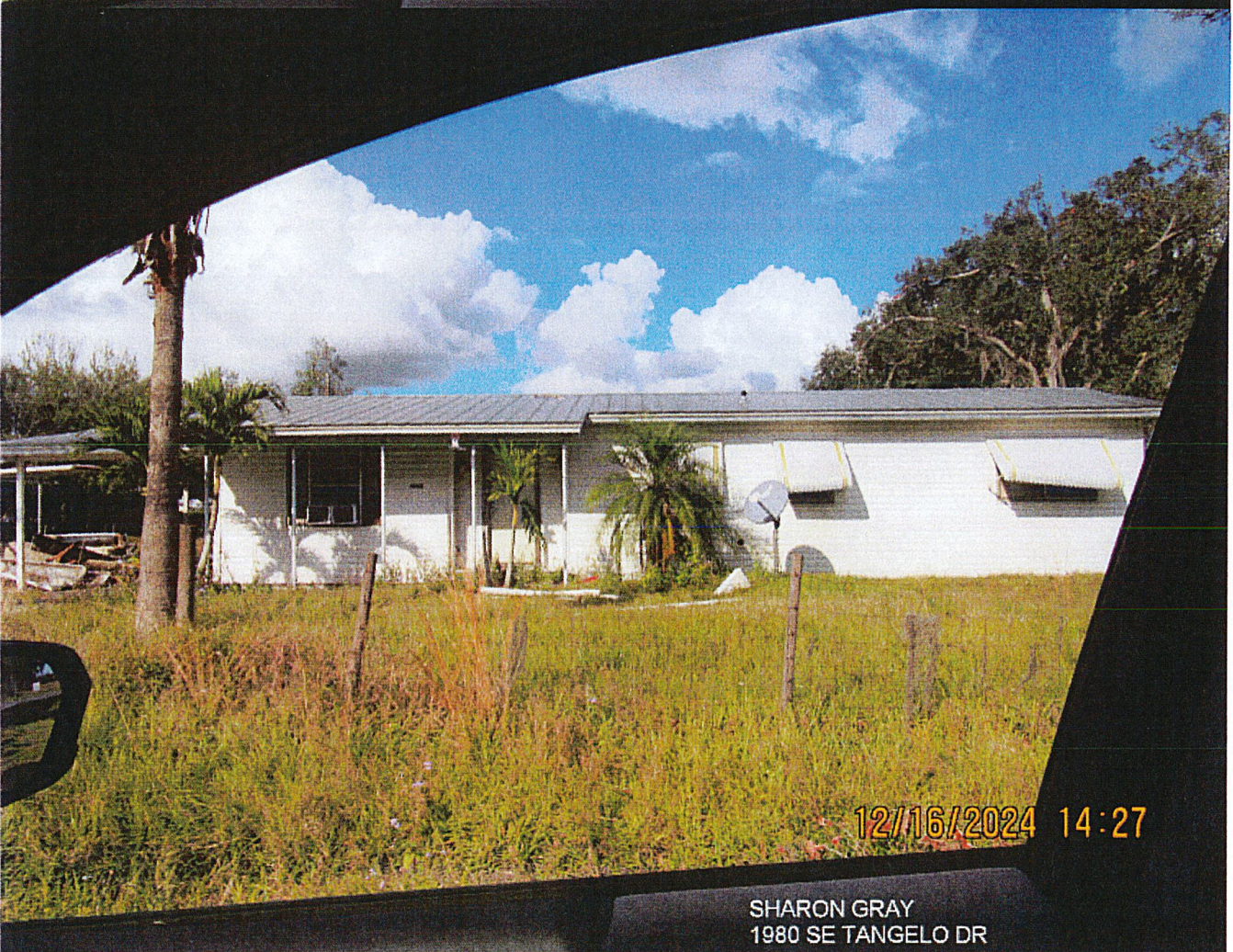
SHARON GRAY
1980 SE TANGELO DR





12/16/2024 14:27

SHARON GRAY
1980 SE TANGELO DR



12/16/2024 14:27

SHARON GRAY
1980 SE TANGELO DR



12/16/2024 14:27

SHARON GRAY
1980 SE TANGELO DR



12/16/2024 14:27

SHARON GRAY
1980 SE TANGELO DR