

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0341

CE 25-0341

Claydon James Donald III

Respondents,

_____/

TO: Claydon James Donald III
11347 SW Crenshaw Ave
ARCADIA FL 34269

RE: 11784 SW Co Rd 769, ARCADIA FL 34269

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 February 5, 2026, and previously provided to you by mail.

The Special Master hearing has been set for March 26, 2026 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 February 16, 2026, 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 _____, 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.

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

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Turnbull, Thomas** hereby notifies the Special Master that the previous order of the Special Master (**CE 25-0341**) 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:

LDR Sec. 20-97 (b) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage

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.

Dates of violation:

From **02/16/2026** the date set for compliance (or the date of the most recent prior inspection) To **02/17/2026** the date of my last inspection equals: **1 days in violation, with 2 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$27.18**

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.

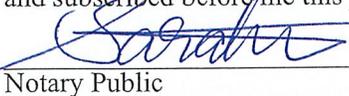
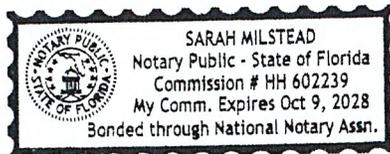
Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name Claydon James Donald III
Case # **25-0341**



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

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 subscribed before me this 17th day of February, 2026.


Notary Public

Special Master Mandatory Imposition of Lien Hearing Checklist

** This checklist must be completed and accompany each case being reviewed for Lien Hearing**

? or N/A	Respondents Name <u>Claydon James Donald III</u> Case # <u>25-0341</u> Site Address <u>11784 SW Co Rd 769</u> Respondent's Mailing Address <u>11347 SW Crenshaw Ave Arcadia, FL 34266</u>
/	Case Notes in date order
/	Case Cost for Lien Hearing to date
N/A	Copies of receipts, if any, for any payments of or towards initial case cost
/	Property card after being verified
/	Tax Record after being verified
/	Deed Information after being verified
/	Complaint/Request
/	Affidavit of Non-Compliance
/	Copy of Facts and Finding from the original Special Master Hearing
/	Photographs of site visits in support of the case
N/A	Any correspondence to or from the Respondent or the Respondent's representative
N/A	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE, Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (R.O.W.) forms, etc.)

Information: *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:

Section LDR Sec. 20-97 (b) of the County Code for Parking and Storage of Certain Vehicles and Trailers

Section LDR Sec. 20-1616 (a)(5)(e) of the County Code for Overgrown

Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.

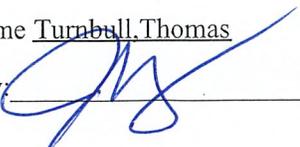
Will need an Affidavit of posting

Special Instructions

The property is still overgrown and still
Has the RV parked/storage too. Has not
paid the case cost -

Officer's Name Turnbull, Thomas

Special Master Hearing on: 3/26/26

Reviewed by: 

Date: 2/17/26

SMCE 25-0341

Code Enforcement Case: CE-25-0341

Entered on: 04/30/2025 1:25 PM

Printed on: 02/17/2026

Topic: Occupied Vehicle / RV
 Due Date: 02/18/26
 Initiated by: Citizen
 Hearing Date: 01/27/2026
 SM Case No: 25-0341

Status: Open - Turn in for SM
 Assigned To: Thomas Turnbull
 Area #: RMF-M
 Hearing Time: 11:00 am

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 11784 SW Co Rd 769 , 34269

Phone:

APN : 29-39-23-0362-00A0-0150

Cell #:

Owner Information

Owner Name: Claydon James Donald III

Address: 11347 SW Crenshaw Ave
Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Emanuel Barajas	04/28/2025	4:09 pm	Request 5149-HOLLY PARKIN - Customer complains that there is a motor home being occupied on the property.
Inspection / Site Visit	Emanuel Barajas	04/29/2025	11:01 am	There is a shed and RV that appears to be occupied. Neighbors state that they see people going in and out of shed and RV.
Inspection / Site Visit	Emanuel Barajas	05/01/2025	9:52 am	A light blue sedan that was at 11816 Sw Spring Lake Rd was at this property. Took pictures.
Inspection / Site Visit	Emanuel Barajas	05/05/2025	9:41 am	Holly Parkin asked if I wanted to take pictures from the backyard of her property. I took more pictures. She says that they also have a generator they use and they dug a hole in the ground where they use as a toilet according to her.
Notice of Violation	Emanuel Barajas	05/07/2025	8:47 am	> Inspection Time:11:01 am, Send to (Owner - Cert no=9589071052701588388785), Extra days(0)
Mail and Post Notice to Correct Violation	Emanuel Barajas	05/07/2025	10:47 am	Mailed and posted N2C violation. Took pictures.
Re-Inspection	Emanuel Barajas	05/13/2025	9:02 am	Car is still there and some bikes and debris. Took picture.
Re-Inspection	Emanuel Barajas	05/16/2025	10:22 am	Shed and RV had their doors open, and there was a dog laying by the RV door. Took pictures.
Return Receipt Received	Emanuel Barajas	05/19/2025	2:36 pm	Green card signed by USPS on file.
Re-Inspection	Emanuel Barajas	05/27/2025	9:37 am	No change from last visit. Took pictures.
Re-Inspection	Emanuel Barajas	05/30/2025	9:47 am	Yard is not as dirty and vehicle is not there. RV still present on vacant lot. Took pictures.
Case Notes	Emanuel Barajas	06/06/2025	8:08 am	Property already has 2 liens for the same violation. Cases CE-24-0297 and CE-20-

0298. Will need to go to special masters in August.

Inspection / Site Visit	Emanuel Barajas	06/06/2025 10:11 am	There was another vehicle and the someone was inside the RV with the door open. Took pictures.
Inspection / Site Visit	Sharon Gray	07/08/2025 2:14 am	Site visit photos taken in violation the motor home is still there.
Phone Call	Sharon Gray	07/09/2025 10:36 am	Left a message with Jim Claydon II the father of the owner. The owner is deceased. I left a message for him to give me a call in regards to 11879 SW Lake George Terr and 11784 SW Co Rd 769.
Inspection / Site Visit	Sharon Gray	07/29/2025 9:36 pm	Site visit photos taken in violation. Officer Turnbull has previous cases with liens for the same violation. I will be giving this complaint to Officer Turnbull.
Inspection / Site Visit	Thomas Turnbull	08/11/2025 10:34 am	Need to with Jorge about the case, we have two Liens on the property. Took photo. Still in violation.
Case Notes	Thomas Turnbull	08/15/2025 11:56 am	Turn into be focused on.
Meeting / Conference	Thomas Turnbull	08/26/2025 12:44 pm	Gave to county attorney to see about doing a foreclose.
Case Notes	Thomas Turnbull	09/16/2025 2:21 pm	Valerie Vicente, the county Attorney has not got back with use about the foreclose.
Case Notes	Thomas Turnbull	09/25/2025 3:55 pm	The county attorney is still working on it.
Meeting / Conference	Thomas Turnbull	10/14/2025 3:50 pm	Meeting with Valerie Vicente, she asks to give her 30 more days. She has not had time to check on it.
Inspection / Site Visit	Thomas Turnbull	11/13/2025 9:53 am	The RV motor home is still on the property, and the grass is overgrown know. Took photo.
Notice of Violation	Thomas Turnbull	11/14/2025 8:19 am	> Inspection Time:9:53 am, Send to (Owner - Cert no=9589071052702678573326), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	11/14/2025 10:17 am	Posted the N2C and mail out the letter, took photos.
Notice Returned unclaimed	Sarah Milstead	11/25/2025 2:30 pm	Notice Returned Unclaimed Letter received back into the office.
Inspection / Site Visit	Thomas Turnbull	12/01/2025 11:54 am	They are still in violation with the RV and overgrown grass, took photo.
Submitted for Special Master Review and approval	Thomas Turnbull	12/02/2025 1:16 pm	Turn in for review for Special Master Hearing.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	12/03/2025 9:43 am	Please prepare an affidavit of violation and Notice of Mandatory Hearing for January 27, 2026, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Thomas Turnbull	12/03/2025 1:41 pm	> Instrument No:202414007300,
Notice of Mandatory Hearing	Thomas Turnbull	12/03/2025 1:49 pm	Send to (Owner - Cert no=9589071052702678573128)
Proof of Posting	Thomas Turnbull	12/03/2025 1:54 pm	Send to (Owner - Cert no=9589071052702678573128)
Submitted for entry into Legistar	Thomas Turnbull	12/03/2025 2:13 pm	Turn in for Legistar
Entered into Legistar for Hearing Agenda	Jill Kersey	12/03/2025 2:47 pm	
Mail and Post Notice of Lien Hearing	Thomas Turnbull	12/17/2025 10:32 am	Posted the notice for the hearing and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	01/05/2026 10:58 am	They are still in violation; the yard is overgrown and RV on the property. Took photos.
Inspection / Site Visit	Thomas Turnbull	01/12/2026 10:17 am	The property is still in violation with the overgrown grass and RV. Took photo.

Inspection / Site Visit	Thomas Turnbull	01/20/2026 10:18 am	The property is still in violation, took photo.
Notice Returned unclaimed	Thomas Turnbull	01/20/2026 2:42 pm	The notice for the hearing was returned.
Mandatory Hearing Presentation Script	Thomas Turnbull	01/22/2026 11:23 am	
Inspection / Site Visit	Thomas Turnbull	01/23/2026 10:42 am	Still in violation, took photo.
Special Master Hearing	Thomas Turnbull	01/27/2026 11:00 am	Owner not present. In violation. Correction violation within 10 days of order. 2-years C&D. Non-Compliance fine up to 250.00 per day, per violation. Case cost \$27.10 to be paid in 10 days of order.
Special Master Facts and Findings	Sarah Milstead	02/06/2026 12:06 pm	The Order was signed on February 5, 2026. They have 10 days to comply. The Order was mailed out to Claydon James Donald III @11347 SW CRENSHAW AVE ARLANDER, FL 34269. (Mailing #9589-0710-5270-2678-5716-29).
Inspection / Site Visit	Thomas Turnbull	02/17/2026 9:26 am	The RV and the grass are still in violation. Nobody has paid the case cost. Took photo. Need to turn in for a Lien Hearing.
Affidavit of Non Compliance for Lien Hearing	Thomas Turnbull	02/17/2026 12:45 pm	Send to (Owner)
Special Master Mandatory Imposition of Lien Hearing Checklist	Thomas Turnbull	02/17/2026 12:49 pm	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	02/17/2026 1:28 pm	Turn in for review for a Lien Hearing.

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers Corrections Required:Remove the unauthorized travel trailer for the property		Open	
2	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	

Additional Addresses

Address Type:Complainant
Name:HOLLY PARKIN
Address:11801 SW SPRING LAKE DR
Phone:(941) 766-8376 Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	01/29/2026	27.10		Case cost
		27.10	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	17	\$	2.55
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	10.44
	DAYS	PENALTY	\$	23.43
Non compliant days		1 \$ 250.00	\$	250.00
Previous SM Case costs			\$	27.18
Affadavit/hearing days			\$	-
<u>X</u>	PROPERTY CARD	TOTAL	\$	300.61
<u>X</u>	TAX RECORD			
<u>X</u>	DEED			
		Accepted	Rejected	
<u>5/19/2025</u>	N2C GREEN CARD RETURN DATE		X	
<u> </u>	HEARING GREEN CARD RETURN DATE		X	

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/12/2026

Parcel: << 29-39-23-0362-00A0-0150 (2847) >>

Owner & Property Info

Result: 1 of 2

Owner	CLAYDON JAMES DONALD III 11347 SW CRENSHAW AVE ARCADIA, FL 34266		
Site	11784 SW CO RD 769, ARCADIA		
Description*	SPRING LAKE ADD TO DESOTO PEACE RIVER HEIGHTS LOT 15 BLK A INST:201714004284 INST:202414007300		
Area	0.215 AC	S/T/R	29-39-23
Use Code**	VACANT (0000)	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	\$10,000	Mkt Land	\$10,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$4,536	XFOB	\$4,481
Just	\$14,536	Just	\$14,481
Class	\$0	Class	\$0
Appraised	\$14,536	Appraised	\$14,481
SOH/10% Cap	\$3,353	SOH/10% Cap	\$0
Assessed	\$11,183	Assessed	\$14,481
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$11,183 other:\$11,183 school:\$14,536	Total Taxable	county:\$14,481 other:\$14,481 school:\$14,481

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

Sales History

Show Similar Sales within 1/2 mile [Fill out Sales Questionnaire](#)

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/25/2024	\$15,000	202414007300	TX	I	U	11
8/21/2017	\$5,000	201714004284	QC	I	Q	01
3/7/2005	\$100	559 / 2040	QC	I	U	
9/18/1991	\$100	286 / 962	QC	I	U	
8/1/1986	\$14,900	229 / 932	WD	I	Q	
12/1/1983	\$10,800	199 / 628	EX	V	U	
6/1/1980	\$11,500	164 / 456	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1775	MH-CONN	1979	\$2,850.00	1.00	0 x 0
0850	CONCR SLAB	1970	\$30.00	48.00	8 x 6
1998	SHED-ES	2009	\$1,277.00	120.00	12 x 10
0850	CONCR SLAB	1980	\$208.00	256.00	32 x 8

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.0000 LT (0.215 AC)	1.0000/1.0000 1.0000/ /	\$10,000 /LT	\$10,000	RMF-M

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Search Result: 1 of 2

SPRING LAKE ADD TO DESOTO
 PEACE RIVER HEIGHTS
 LOT 15 BLK A

CLAYDON JAMES DONALD III
 11347 SW CRENSHAW AVE
 ARCADIA, FL 34266

2025

29-39-23-0362-00A0-0150

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	NORM	% COND	VALUATION BY	STANDARD	Tax Group: 7	Tax Dist:	VALUATION SUMMARY										
															BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,481 TOTAL LAND VALUE - MARKET 10,000 TOTAL MARKET VALUE 14,481 SOH/AGL Deduction 0 ASSESSED VALUE 14,481 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,481 TOTAL JUST VALUE 14,481 INCOME VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 14,536 CONCRETE SLAB NCV														
															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q V / RSN SALE 202414007300 9/25/2024 TX U I 11 15,000 GRANTOR: SANTOS FERMIN COLON-B GRANTEE: CLAYDON JAMES DONALD 201714004284 8/21/2017 QC Q I 01 5,000 GRANTOR: GRANGER GREGORY J GRANTEE: SANTOS FERMIN COLON														
TOTALS															BLD DATE XF DATE INC DATE LQL DATE LAND DATE AG DATE 06/18/2022 MLU														
EXTRA FEATURES															11784 SW CO RD 769, ARCADIA														
L N	OB/XF CODE	DESCRIPTION	BLO	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	1775	MH-CONN	0	0	0	0	1.00	UT	9,500.00	9,500.00	100	1979	1979	3	30	2,850													
2	0850	CONCR SLAB	0	0	8	6	48.00	SF	2.50	2.50	100	1970	1970	3	25	30													
3	1998	SHED-ES	0	0	12	10	120.00	SF	14.00	14.00	100	2009	2009	3	81	1,361													
4	0850	CONCR SLAB	0	0	32	8	256.00	SF	2.50	2.50	100	1980	1980	3	37.5	240													
LAND DESCRIPTION															TOTAL OB/XF 4,481														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNTY TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	0000	C	VAC RES	0		RMP-M	75.00	125.00	1.00	LT	1.00	1.00	1.00	10,000.00	10,000.00	10,000													
REVIEW DATE 02/16/2023 BY KG Total Acres: 0.22 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 10/22/2025 BY SYS																													

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 259200 2025

R 29-39-23-0362-00A0-0150

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	NOV1-DEC1	DEC2-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$291.02	\$294.06	\$297.09	\$300.12	\$303.15

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$99.45
COUNTY LAW ENF	.0029406	\$42.58
SCHOOL LRE	.0030330	\$43.92
SCHOOL DISC	.0022480	\$32.55
SOUTHWEST WATER MGMT	.0001831	\$2.65
TOTAL AD-VALOREM:		\$221.15

CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE
ARCADIA , FL 34266

0.215 ACRES
 SPRING LAKE ADD TO DESOTO
 PEACE RIVER HEIGHTS
 LOT 15 BLK A
 INST:201714004284

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$57.00
Asmt - SPRING LAKES LT	\$25.00
TOTAL NON-AD VALOREM:	\$82.00

FAIR MKT VALUE	\$14,481.00	DIST	7
ASSESS	\$14,481.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$14,481.00		

COMBINED TAXES & ASMTS: **\$303.15**
DISCOUNT: **-\$3.03**
UNPAID BALANCE: **\$300.12**



Exemptions:

Property Address:
11784 SW CO RD 769 ARCADIA 34269

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2024	R	258800-I	\$305.03	\$43.42	\$348.45	152 I
			Total Due		\$348.45	

These are current amounts that are due that change the first of each month, please call our office if you need a future amount.

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
293923036200A00150	R	2025	\$221.15	\$82.00	N/A	\$0.00	\$300.12
293923036200A00150	R	2024	\$192.26	\$63.00	N/A	\$0.00	\$348.45
293923036200A00150	R	2023	\$185.05	\$63.00	5/24/2024	\$259.45	\$0.00
293923036200A00150	R	2022	\$170.65	\$63.00	5/24/2024	\$320.99	\$0.00
293923036200A00150	R	2021	\$142.78	\$63.00	N/A	\$0.00	\$0.00
293923036200A00150	R	2020	\$144.65	\$63.00	5/24/2024	\$330.04	\$0.00
293923036200A00150	R	2019	\$146.62	\$63.00	3/10/2020	\$209.62	\$0.00
293923036200A00150	R	2018	\$148.19	\$63.00	3/10/2020	\$274.43	\$0.00
293923036200A00150	R	2017	\$144.58	\$53.00	1/17/2018	\$193.63	\$0.00
293923036200A00150	R	2016	\$147.87	\$53.00	7/17/2017	\$254.63	\$0.00
293923036200A00150	R	2015	\$159.42	\$55.00	3/16/2016	\$214.42	0.00
293923036200A00150	R	2014	\$147.36	\$55.00	8/17/2015	\$254.21	0.00



Inst: 202414007300 Date: 10/01/2024 Time: 2:25PM
. Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 105.00

Tax deed file number: **24-22-TD**
Parcel ID number: **29-39-23-0362-00A0-0150**

DR-506 R. 04/16
RULE 12D-16.002
Florida Administrative Code
Eff. 04/16

TAX DEED

DeSoto County, Florida

Tax Certificate numbered **148/22** issued on **JUNE 1, 2022** was filed in the office of the tax collector of **DESOTO** County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the **25TH** day of **SEPTEMBER 2024**, the land was offered for sale. It was sold to **JAMES DONALD CLAYDON III** address **11347 SW CRENSHAW AVE., ARCADIA, FL 34266** the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, are situated in this County and State.

Description of Land: **LOT 15, BLOCK 'A', SPRING LAKE ADDITION TO DESOTO PEACE RIVER HEIGHTS, 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 9, PAGE 14.**

On **SEPTEMBER 25, 2024**, in **DESOTO** County, Florida, for the sum of **(\$15,000.00)**

FIFTEEN THOUSAND DOLLARS AND 00/100 Dollars, the amount paid required by law.

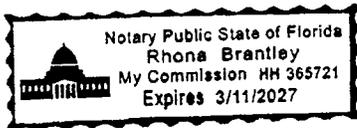
Witnesses: *Whitmore* *Nadia Daughtrey*
Rhona Brantley Clerk of Court
DESOTO County, Florida



DESOTO, County, Florida

On this **25^H** day of **SEPTEMBER 2024** before me personally appeared **NADIA K DAUGHTREY**, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid *Rhona Brantley*





PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

08/07/24, 08/14/24, 08/21/24, 08/28/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 28th day of August, 2024

(Signature of Notary Public)



Personally known OR Produced Identification

FILED

AUG 28 2024

NADIA K. DAUGHTREY
CLERK OF COURTS

NOTICE OF APPLICATION FOR TAX DEED

Notice is hereby given that **MIKON FINANCIAL SERVICES INC & OCEAN BANK** holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number, the description of the property, and the names in which it was assessed are as follows:

Certificate Number: #148/22
Issuance Date: JUNE 1, 2022
Tax Deed File Number 24-22-TD

Description of Property:
LOT 15, BLOCK 'A', SPRING LAKE ADDITION TO DESOTO PEACE RIVER HEIGHTS, 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 9, PAGE 14.
Property Address: 11784 SW CR 769

Names in which assessed:
FERMIN COLON SANTOS
11826 SW CR 769
ARCADIA, FL 34269

All of said property being in the county of DeSoto, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificates will be sold to the highest bidder at the South Courthouse on the 1st floor on **SEPTEMBER 25, 2024**

Dated this 25TH DAY OF JULY 2024

NADIA K. DAUGHTREY
CLERK OF COURT
DESOTO COUNTY, FLORIDA
By: RHONA BRANTLEY,
Deputy Clerk
Publish: 08/07/24, 08/14/24,
08/21/24, 08/28/24
407181 3934875

CERTIFICATE OF MAILING

24-22-TD

**STATE OF FLORIDA
COUNTY DESOTO**

I, Nadia K. Daughtrey, Clerk of the Circuit Court in and for said County and State, do hereby certify the following for Tax Deed File Number 24-22-TD:

On JULY 25, 2024, copies of the Notice of Application for Tax Deed and the Clerk's Warning Notice were mailed by certified mail, return receipt requested, registered and USPS to the parties listed by the Tax Collector as all persons the Clerk is required by law to notify prior to the sale of the property, pursuant to Chapter 197.5002(4) Florida Statutes. The names and addresses are as follows:

ROBERT M KUBOND 10845 KINGS HIGHWAY LAKE SUZY, FL 34269
DONNA MAE GRANGER 10845 KINGS HIGHWAY LAKE SUZY, FL 34269
GREGORY J GRANGER 467 HILTON TRAIL BOWLING GREEN, KY 42101
FERMIN COLON SANTOS 11826 SW CR 769 ARCADIA, FL 34269
DESOTO COUNTY SPECIAL MASTER DONALD D CONN 201 E OAK ST STE 201 ARCADIA,
FL 34266
GREGORY J GRANGER 2907 THATCH PALM CT ELLENTON, FL 34222

WITNESS MY HAND AND OFFICIAL SEAL at Arcadia, DeSoto County, Florida this 25TH day of July, 2024.

NADIA K. DAUGHTREY, CLERK OF COURTS
DESOTO COUNTY, FLORIDA

By: 
Deputy Clerk, RHONA BRANTLEY

CC: APPLICANT

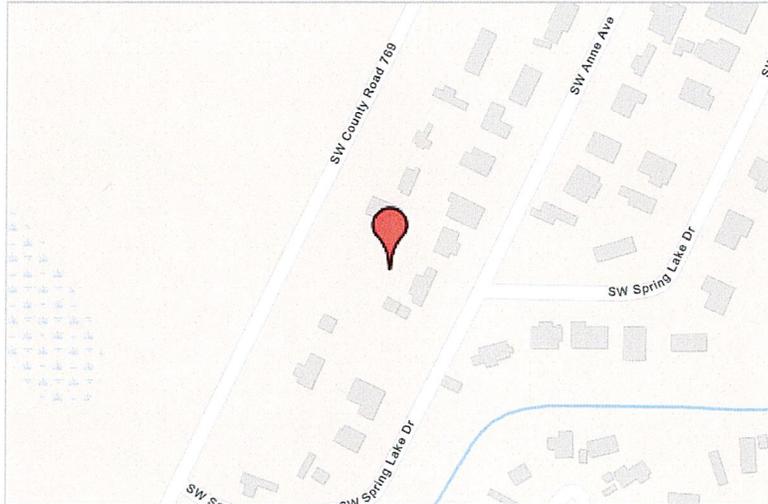
Customer Information

Name: HOLLY PARKIN
Address: 11801 SW SPRING LAKE
DR

Phone: (941) 766-8376
Alt. Phone:
Email:

Request Classification

Topic: Prohibited Use Request type: Complaint
Status: Closed Priority: Normal
Assigned to: Emanuel Barajas Entered Via: Phone
Property Address: 11784 County Rd
769



Property APN: 29-39-23-0362-00A0-0150

Retention Disposition Date
Date File Scanned into DocuShare:

Description

Customer complains that there is a motor home being occupied on the property.

Reason Closed

There is an RV and shed that appear to be occupied on the vacant property. Multiple neighbors said to have seen people go in and out of RV and shed. They also claim that they use a generator at times. Turned into case CE-25-0341.

Date Expect Closed: 05/12/2025

Date Closed: 04/30/2025 1:35 PM By: Emanuel Barajas

Enter Field Notes Below

Notes:

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner,

vs.

Case Number CE-25-0341

CLAYDON JAMES DONALD III
Respondent

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Master, on January 27, 2026, upon Notice of Violation filed against the Respondent. The Respondent was not present 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 conclusion of law.

FINDINGS OF FACT

1. The Respondent owns and/or occupies the following real property located in DeSoto County, Florida, to wit:

Parcel I.D # 29-39-23-0362-00A0-0150

as described by Instrument No. 202414007300 in the Official Records of DeSoto County, Florida and more commonly-known as 11784 SW CO RD 769, ARCADIA, FL 34269.

2. At all times material hereto, the subject real property was zoned RMF-M.

3. On November 13, 2025, an inspection was conducted of the subject property resulting in the finding that the property was in violation of Sec. 20-97 (b)

(Parking and Storage of Certain Vehicles and Trailers) and Sec. 20-1616 (a)(5)(e) (Overgrown Vegetation) of the County's Code of Ordinances. Subsequent inspections revealed that on January 26, 2026, the violations remained.

4. The County has alleged that the Respondent has violated Section 20-97 (b) and Section 20-1616(a)(5)(e) of the County's Code of Ordinances which prohibits these conditions.

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

6. Officer Thomas Turnbull testified regarding the code violations and introduced all relevant evidence at the hearing.

CONCLUSIONS OF LAW

7. Respondent by these acts, conduct, or omissions has created or allowed conditions which are in violation of Section 20-97 (b) and Section 20-1616(a)(5)(e) of the County's Code of Ordinances.

ORDER

Respondent is hereby ordered to:

- A. Cease and Desist for a period of two (2) years, from any future violations of Section 20-97 (b) and Section 20-1616(a)(5)(e) of the DeSoto County's Code of Ordinances.
- B. Within 10 days of the date of this Order, do all acts necessary to correct the violations which include (1) which include removing the RV motor home from the property, and (2) mowing and maintaining the overgrown grass and vegetation.

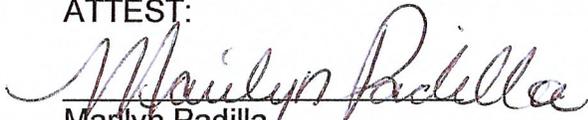
- C. Pay costs in the amount of \$27.18 which are assessed against the Respondent in this cause and are payable within 10 days of the date of this Order.
- D. Failure to comply with any provision of this Order shall subject the Respondent to a fine up to \$250.00 per day, per violation, for each day 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 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 5th day of February, 2026.



ROBERT H. BERNTSSON, Esquire
Special Master of DeSoto County, Florida
Florida Bar No. 0804400

ATTEST:



Marilyn Padilla
Transcribing Secretary

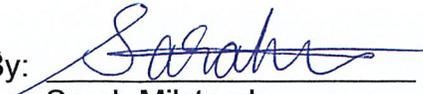
Copies furnished to:

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

Respondent:

CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE
ARCADIA, FL 34266

on this 6th day of February, 2026.

By: 
Sarah Milstead
Administrative Assistant



02/17/2026 09:26

TOMMY TURNBULL
14784 SW CO RD 769