



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Date: November 27, 2019

Certified Receipt: 7018-1130-0001-3808-7756

NOTICE OF PUBLIC NUISANCE

NAME OF OWNER: Mohamed Kassase
Justin Mason Crump
Efrain Huaman Mendoza

ADDRESS OF OWNER: 7868 Shellbark Drive
Orlando, FL 32818-4709

Our records indicate that you are the owner(s) of the following property in the City of Belle Isle, Florida:

1604 Swann Avenue
Belle Isle, FL 32809
Parcel I.D. – 25-23-29-5884-19-090

An inspection of this property discloses, and I have found and determined, that a public nuisance exists thereon so as to constitute a violation of City Code Chapter 10, Sec 10-31(a), (b), and (c)(1), and City Code Chapter 10, Sec 10-32 of the Code of the City of Belle Isle in that:

- The structures contain numerous missing and/or broken windows allowing unauthorized access to same and allowing rodent or other animal infestations. The missing and/or broken windows must be replaced;
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CITY OF BELLE ISLE



Bob Francis
City Manager



Robyn Winters
City of Belle Isle, Code Enforcement Officer



NOTICE OF PUBLIC NUISANCE CERTIFIED RECEIPT

7018 1130 0001 3808 7756

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box and fee amount)
☒ Return Receipt (hardcopy) \$7.85
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$
Sent To
Justin Mason Crump
7868 Shellbark Drive
Orlando, FL 32818-4709
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ORLANDO FL 32809
NOV 27 2019
USPS CASTLE

1004 Swann - NPN - Bldg

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none">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.	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery 11-29</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>												
<p>1. Article Addressed to:</p> <p>Justin Mason Crump 7868 Shellbark Drive Orlando, FL 32818</p> <p>9590 9402 4239 8121 9421 99</p>	<p>3. Service Type</p> <table border="0"><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr></table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<p>2. Article Number (Transfer from service label)</p> <p>7018 1130 0001 3808 7756</p>	<p>Restricted Delivery</p>												

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Date: November 27, 2019

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CITY OF BELLE ISLE



Bob Francis
City Manager

Robyn Winters
City of Belle Isle, Code Enforcement Officer



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

AFFIDAVIT OF FIRST CLASS MAIL

CITY OF BELLE ISLE, FLORIDA
(Petitioner),

vs

(Respondent)

Justin Mason Crump
7868 Shellbark Drive
Orlando, FL 32818-4709

Re: Code Violation(s) at 1604 Swann Avenue, Belle Isle, FL 32809


Parcel ID: 24-23-29-8680-05-040

I, **Robyn Winters**, Code Enforcement Officer for the City of Belle Isle, Florida, being duly sworn and deposed say:

- 1) That I am employed by the City of Belle Isle Code Enforcement Department.
- 2) That pursuant to Florida Statute 162.12(1)(a), on November 27, 2019, an Notice of Public Nuisance and pictures was sent to the property owner at:

Justin Mason Crump
7868 Shellbark Drive
Orlando, FL 32818-4709

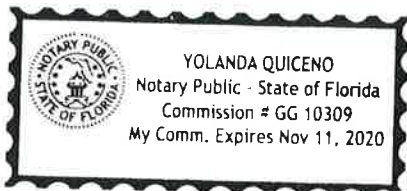
DATED this 27th day of November 2019


Robyn Winters - Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27th day of November 20 19, by Robyn Winters, Code Enforcement Officer for the City of Belle Isle, Florida and who is personally known to me.


Signature of Notary Public – State of Florida





CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Date: November 27, 2019

Certified Receipt: 7018-1130-0001-3808-7749

NOTICE OF PUBLIC NUISANCE

NAME OF OWNER: Mohamed Kassase
Justin Mason Crump
Efrain Huaman Mendoza

ADDRESS OF OWNER: 7868 Shellbark Drive
Orlando, FL 32818-4709

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Belle Isle, FL 32809
Parcel I.D. – 25-23-29-5884-19-090

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CITY OF BELLE ISLE



Bob Francis
City Manager



Robyn Winters
City of Belle Isle, Code Enforcement Officer



NOTICE OF PUBLIC NUISANCE CERTIFIED RECEIPT

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
\$ 3.50

Extra Services & Fees (check box, add fee if appropriate)
☒ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
\$ 9.50

Total Postage and Fees
\$ 13.00

Sent to
Street
City

**Mohamed Kassase
7868 Shellbark Drive
Orlando, FL 32818-4709**

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

7018 1130 0001 3808 7749

NOV 27 2019
ORLANDO FL 32809
USPS PINE CASTLE

1604 SW 20th - NPN - Bldg

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:
**Mohamed Kassase
7868 Shellbark Drive
Orlando, FL 32818**

2. Article Number (Transfer from service label)
7018 1130 0001 3808 7749

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Waver*

B. Received by (Printed Name)
C. Date of Delivery
11-29

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

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Date: November 27, 2019

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Justin Mason Crump
Efrain Huaman Mendoza

ADDRESS OF OWNER: 7868 Shellbark Drive
Orlando, FL 32818-4709

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CITY OF BELLE ISLE

A handwritten signature in black ink, appearing to read 'Bob Francis', written over a horizontal line.

Bob Francis
City Manager

A handwritten signature in black ink, appearing to read 'Robyn Winters', written over a horizontal line.

Robyn Winters
City of Belle Isle, Code Enforcement Officer



**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
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(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

AFFIDAVIT OF FIRST CLASS MAIL

CITY OF BELLE ISLE, FLORIDA
(Petitioner),

vs

(Respondent)

**Mohamed Kassase
7868 Shellbark Drive
Orlando, FL 32818-4709**

Re: Code Violation(s) at 1604 Swann Avenue, Belle Isle, FL 32809


Parcel ID: 24-23-29-8680-05-040

I, **Robyn Winters**, Code Enforcement Officer for the City of Belle Isle, Florida, being duly sworn and deposed say:

- 1) That I am employed by the City of Belle Isle Code Enforcement Department.
- 2) That pursuant to Florida Statute 162.12(1)(a), on November 27, 2019, an Notice of Public Nuisance and pictures was sent to the property owner at:

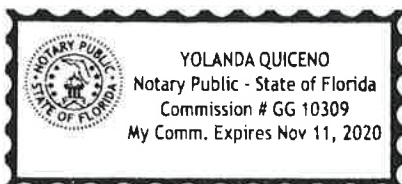
**Mohamed Kassase
7868 Shellbark Drive
Orlando, FL 32818-4709**

DATED this 27th day of November 2019


Robyn Winters - Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27th day of November 2019, by Robyn Winters, Code Enforcement Officer for the City of Belle Isle, Florida and who is personally known to me.




Signature of Notary Public – State of Florida



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Date: November 27, 2019

Certified Receipt: 7018-1130-0001-3808-7732

NOTICE OF PUBLIC NUISANCE

NAME OF OWNER: Mohamed Kassase
Justin Mason Crump
Efrain Huaman Mendoza

ADDRESS OF OWNER: 7868 Shellbark Drive
Orlando, FL 32818-4709

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CITY OF BELLE ISLE



Bob Francis
City Manager



Robyn Winters
City of Belle Isle, Code Enforcement Officer



NOTICE OF PUBLIC NUISANCE CERTIFIED RECEIPT

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OFFICIAL USE

Certified Mail Fee \$
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Postage \$
Total Postage and Fees \$
Sent To
Street: **Efrain Huaman Mendoza**
City, St: **7868 Shellbark Drive**
Orlando, FL 32818-4709
PS Form 3811, July 2015 PSN 7530-02-000-9053 See Reverse for Instructions

7018 1130 0001 3808 7732

ORLANDO FL 32809
NOV 27 2019
755
USPS EAST FL

1604 Swann - NPN - Bldg

1604 Swann - NPN - Bldg

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9590 9402 4523 8278 6807 97

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CITY OF BELLE ISLE

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Bob Francis
City Manager

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Robyn Winters
City of Belle Isle, Code Enforcement Officer



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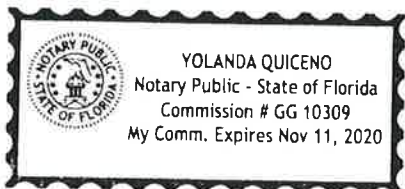
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11/25/2019 15:44



11/25/2019 15:44



11/25/2019 15:44



11/25/2019 15:44



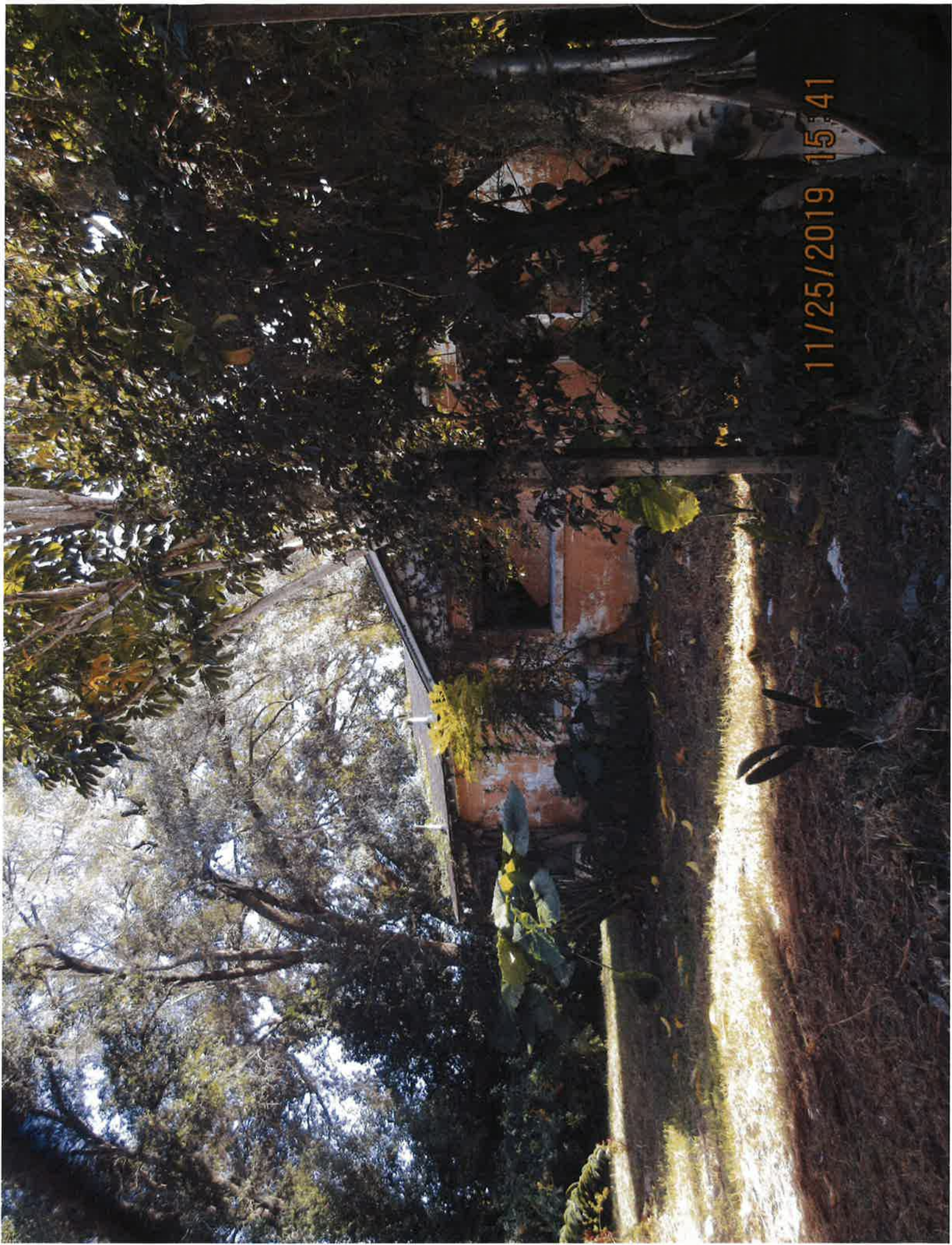
11/25/2019 15:40





11/25/2019 15:40

11/25/2019 15:41





11/25/2019 15:42



11/25/2019 15:41





11/25/2019 15:41



11/25/2019 15:42



11/25/2019 15:42


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[Sales Search](#)
[Results](#)
[Property Record Card](#)
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1604 Swann Ave < 25-23-29-5884-19-090 >

Name(s)

Kassase Mohamed
Crump Justin Mason
Mendoza Efrain Huaman

Physical Street Address

1604 Swann Ave

Postal City and Zipcode

Orlando, FL 32809

Mailing Address On File

7868 Shellbark Dr
Orlando, FL 32818-4709

[Incorrect Mailing Address?](#)

Property Use

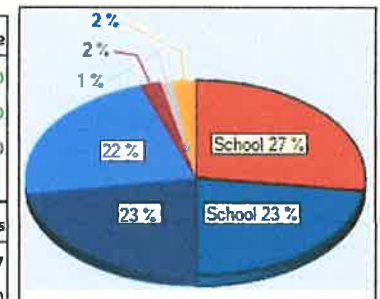
0103 - Single Fam Class III

Municipality

Belle Isle


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Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)		Market Value		Assessed Value	
2019			\$70,000	+	\$112,312	+	\$0	= \$182,312	(52%)	\$131,921	(10%)
2018			\$65,000	+	\$54,928	+	\$0	= \$119,928	(3.7%)	\$119,928	(3.7%)
2017			\$55,000	+	\$60,638	+	\$0	= \$115,638	(-4.7%)	\$115,638	(-4.7%)
2016			\$50,000	+	\$68,839	+	\$2,500	= \$121,339		\$121,339	
Tax Year Benefits										Tax Savings	
2019										\$497	
2018										\$0	
2017										\$0	
2016										\$0	

2019 Tax Breakdown

2019 Taxable Value and Certified Taxes

TAX YEAR | 2019 • 2018 • 2017 • 2016

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$182,312	\$0	\$182,312	3.8610 (-4.69%)	\$703.91 27 %
Public Schools: By Local Board	\$182,312	\$0	\$182,312	3.2480 (0.00%)	\$592.15 23 %
Orange County (General)	\$131,921	\$0	\$131,921	4.4347 (0.00%)	\$585.03 23 %
City Of Belle Isle	\$131,921	\$0	\$131,921	4.4018 (0.00%)	\$580.69 22 %
Library - Operating Budget	\$131,921	\$0	\$131,921	0.3748 (0.00%)	\$49.44 2 %
St Johns Water Management District	\$131,921	\$0	\$131,921	0.2414 (-5.78%)	\$31.85 1 %
Lake Conway Mstu	\$131,921	\$0	\$131,921	0.4107 (0.00%)	\$54.18 2 %
			16.9724		\$2,597.25

2019 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	\$245.64	\$245.64
CITY OF BELLE ISLE	BELLE ISLE STRM - DRAINAGE - (407)851-7730	1.00	\$110.00	\$110.00
				\$355.64

2019 Gross Tax Total: \$2,952.89
2019 Tax Savings Tax Savings

Your property taxes without exemptions would be: \$3,094.27

Your ad-valorem property tax with exemptions is: - \$2,597.25

Providing You A Savings Of: = \$497.02

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Owner(s)	Property Address	Homestead	Parcel ID	
KASSASE MOHAMED CRUMP JUSTIN MASON MENDOZA EFRAIN HUAMAN	1604 SWANN AVE	No	25-23-29-5884-19-090	