

TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

CODE CASE NO: 23-000393

OWNER: COMFY, LLC.

PROPERTY ADDRESS: 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-0000-00-152

300 Campus View Dr 35-21-29-1228-00-600

Name(s):
COMFY LLC

Physical Street Address:
300 Campus View Dr

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
12053 Spade Spring Canyon Rd
Santa Clarita, CA 91390-4714

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville

[Incorrect Mailing Address?](#)



292135122800600 01/18/2007

[Upload Photos](#) ↑

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 MKT	\$40,000	\$106,049	\$1,000	\$147,049	3.4%	\$96,862	10.0%
2023 MKT	\$40,000	\$101,268	\$1,000	\$142,268	27.5%	\$88,056	10.0%
2022 MKT	\$32,500	\$78,101	\$1,000	\$111,601	11.2%	\$80,051	10.0%
2021 MKT	\$30,000	\$69,352	\$1,000	\$100,352	N/A	\$72,774	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 \$			\$0		\$616
2023 \$			\$0		\$666
2022 \$			\$0		\$388
2021 \$			\$0		\$340

2024 Taxable Value and Estimate of Proposed Taxes ⓘ

Tax Year

2024	2023	2022	2021
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$147,049	\$0	\$147,049	3.2160	1.4%	\$472.91	22%
Public Schools: By Local Board	\$147,049	\$0	\$147,049	3.2480	0.0%	\$477.62	22%
General County	\$96,862	\$0	\$96,862	4.4347	0.0%	\$429.55	20%
Town Of Eatonville	\$96,862	\$0	\$96,862	7.2938	0.0%	\$706.49	33%
Library - Operating Budget	\$96,862	\$0	\$96,862	0.3748	0.0%	\$36.30	2%
St Johns Water Management District	\$96,862	\$0	\$96,862	0.1793	0.0%	\$17.37	1%
Totals				18.7466		\$2,140.24	

Non-Ad Valorem Assessments

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

2024 Gross Tax Total: \$2,140.24

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,756.68

Your ad-valorem tax with exemptions is: - \$2,140.24

Providing You A Savings Of: = \$616.44

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 1

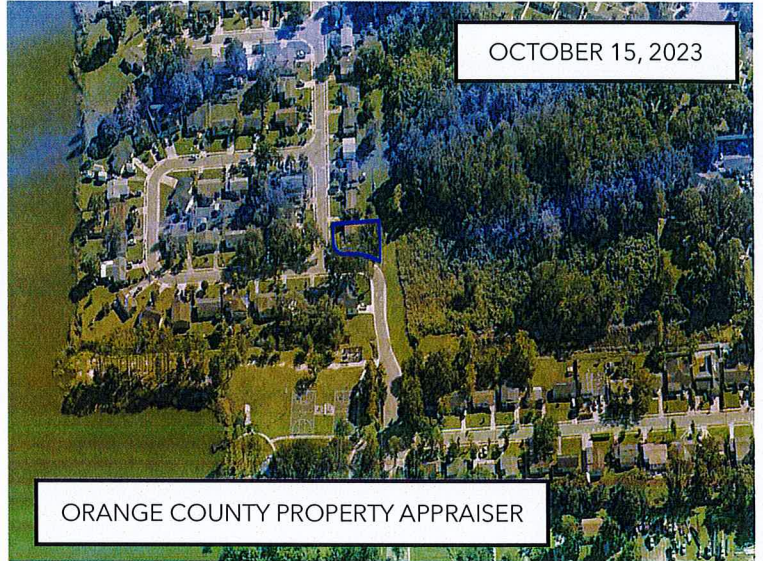
JANUARY 18, 2007



ORANGE COUNTY PROPERTY APPRAISER

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 2

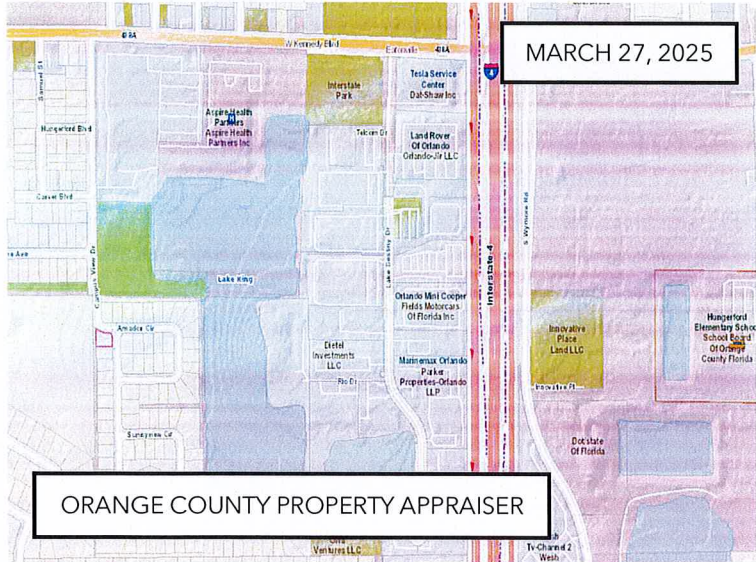
OCTOBER 15, 2023



ORANGE COUNTY PROPERTY APPRAISER

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 3

MARCH 27, 2025



ORANGE COUNTY PROPERTY APPRAISER



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE II. - MINIMUM STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (b).

Sec. 50-35. - Maintenance of exterior of premises. (b)(1), (6). The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1)** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery. **(6)** Sources of infestation.

(LDC 1982, ch. 4, § 2-1.1; Ord. No. 99-15, § I, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.

Sec. 60-84. - Maintenance. Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chainlink fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005 or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

(LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995; Ord. No. 2004-12, 5-4-2004)



Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

[Handwritten signature]
12/14/2023

Town of Eatonville
Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751

<input checked="" type="checkbox"/>	1 st NOTICE	<input type="checkbox"/>	2 nd NOTICE
<input type="checkbox"/>	3 rd NOTICE	<input type="checkbox"/>	FINAL NOTICE

COMFY, LLC.
REF: 300 CAMPUS VIEW DRIVE
12053 SPADE SPRING CANYON ROAD
SANTA CLARITA, CA 91390

CODE CASE#: **23-000393**
DATE OF NOTICE: **12/15/2023**
COMPLIANCE DATE: **03/08/2024**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property, located at 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-600 into compliance with Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE II. - MINIMUM STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (b).
Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.

TO: COMFY, LLF.,

You are hereby notified, the property located at **300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, in order to correct this violation, **Sec. 50-35. - Maintenance of exterior of premises. (b)**. The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards. **Sec. 60-84.**, Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing.

Please be advised that if the violation is not cured by **[03/08/2024]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

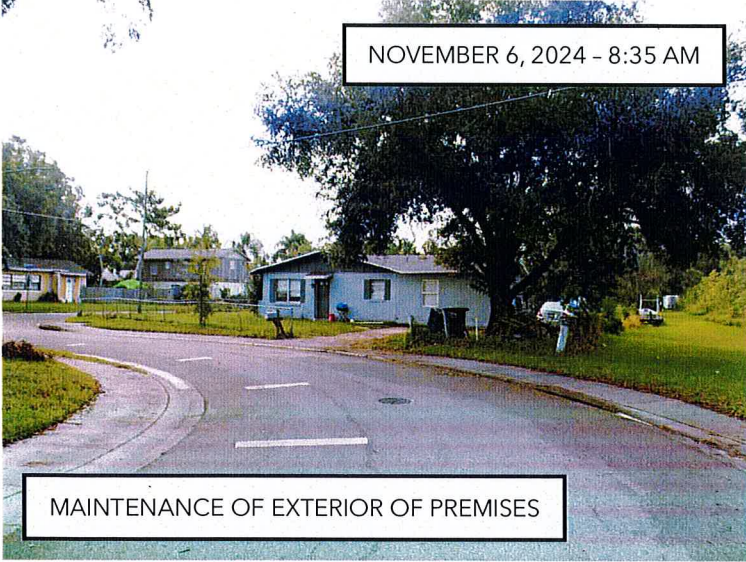
Pursuant to Chapter 50 of the Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

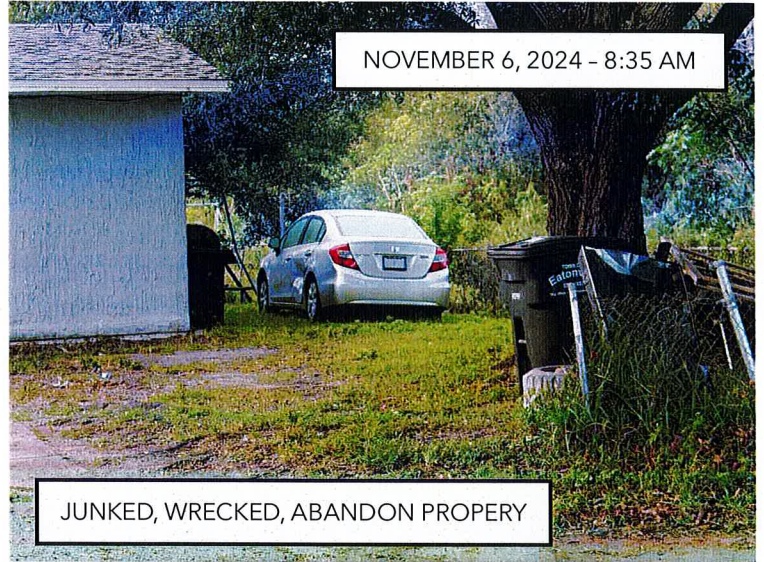


Baruti Abdallah-Nosakhere
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: bnosakhere@townofeatonville.org

COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 1



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 2



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 3



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 4



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 5

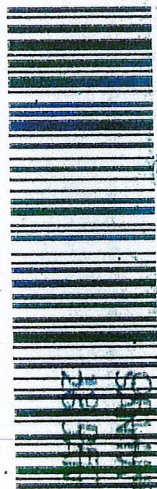


COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 6



TOWN OF EATONVILLE
307 E. Kennedy Blvd.
Eatonville, Florida 32751

CERTIFIED MAIL



SANTA CLARITA CA 913
12/18/2023 PM 5 L

FIRST-CLASS MAIL

NEOPOST
12/18/2023
US POSTAGE \$008.779

ZIP 32751
041M1 1468919

UNCLAIMED

UNCLAIMED

12/26/23
1/20/24

9589 0710 5270 1231 9536 43

COMFY, LLC.
REF: 300 CAMPUS VIEW DRIVE
12053 SPADE SPRING CANYON ROAD
SANTA CLARITA CA 91300

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.

COMFY, LLC.
REF: 300 CAMPUS VIEW DRIVE
12053 SPADE SPRING CANYON ROAD
SANTA CLARITA, CA 91390



9589 0710 5270 1231 9536

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

9589 0710 0250 1231 9536 43

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

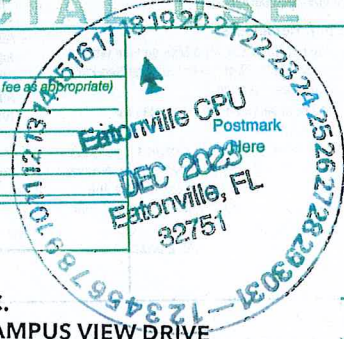
Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

Total Postage

Sent To **COMFY, LLC.**
 Street and A **REF: 300 CAMPUS VIEW DRIVE**
 City, State, ZIP **12053 SPADE SPRING CANYON ROAD**
SANTA CLARITA, CA 91390





CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA: **CODE CASE NO: 23-000393**

A Municipal Corporation

CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 39

Vs.

COMFY, LLC.

**REF: 300 CAMPUS VIEW DRIVE
12053 SPADE SPRING CANYON ROAD
SANTA CLARITA, CA 91390**

Respondent(s)

RE: 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810

Parcel-ID NO: 35-21-29-1228-00-600

NOTICE OF HEARING

TO: COMFY, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

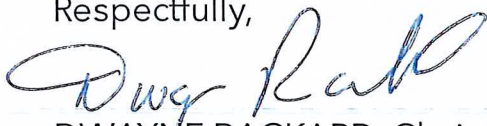
You are hereby ordered to appear before the Code Enforcement Board on the **2nd** day of **APRIL 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If your are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, April 2, 2025, hearing date.

Pursuant to **Chapter 2, Sec. 2-257 (f).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 23-000393

CERTIFIED MAIL NO: 9589 0710 5270 1231 9618 39

Vs.

COMFY, LLC.
REF: 300 CAMPUS VIEW DRIVE
12053 SPADE SPRING CANYON ROAD
SANTA CLARITA, CA 91390

Respondent(s)

RE: 300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-1228-00-600

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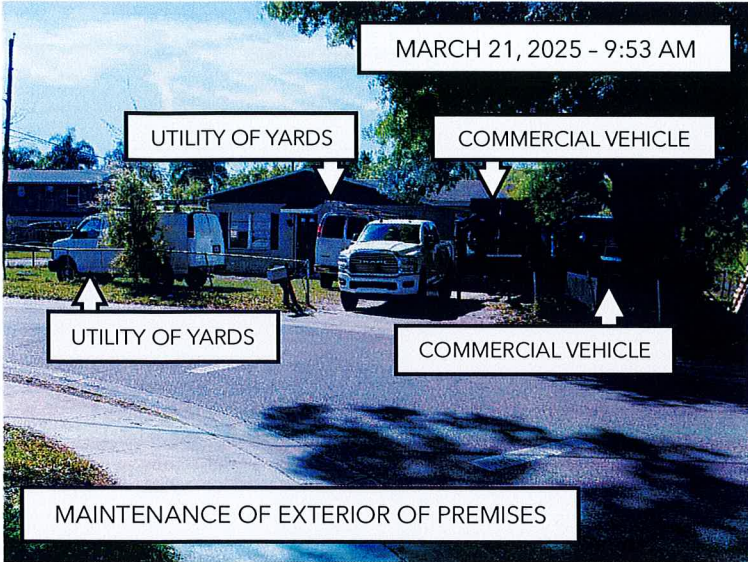
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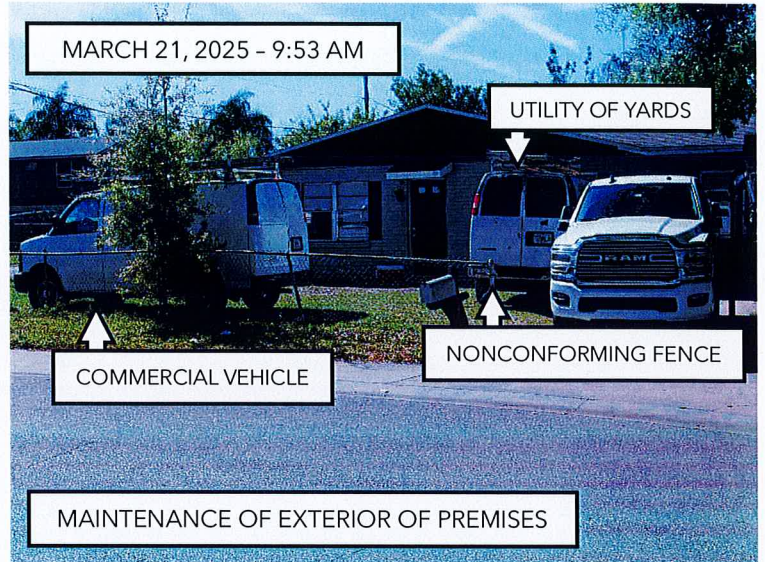
SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919

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300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 1



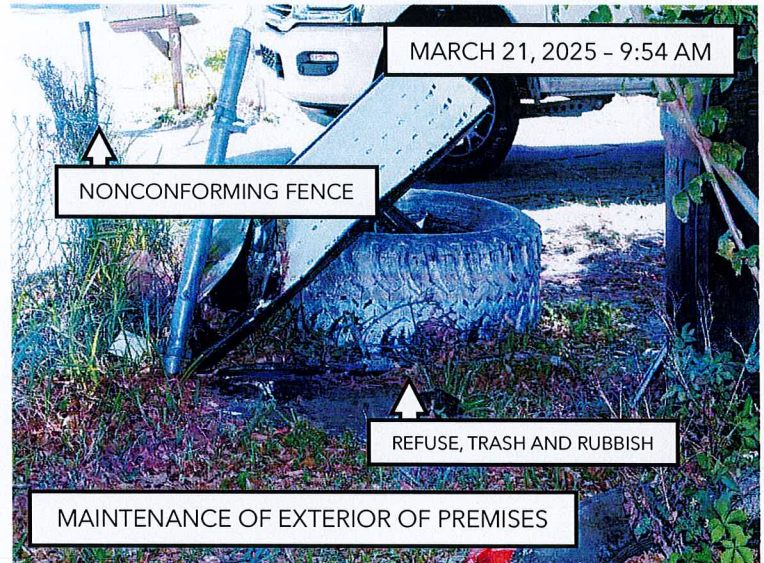
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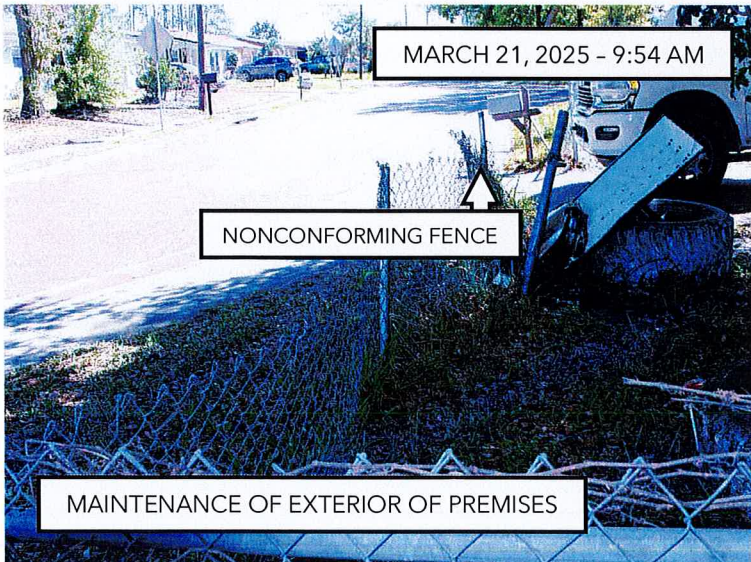
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COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 4



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 5



COMFY, LLC., P-ID NO: 35-21-29-1228-00-600
300 CAMPUS VIEW DRIVE, ORLANDO, FL 32810 - 6

