TOWN OF EATONVILLE

1887



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

CODE CASE#: 24-000276

OWNER: ANNA BELL MCKENZIE
VIOLATION ADDRESS: 251 AMADOR CIRCLE, ORLANDO, FL 32810

PARCEL ID#: 35-21-29-1228-00-060

EATONVILLE, FLORIDA

Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINACES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.

Sec. 18-229. Certain motor vehicles required to be parked in garage. No wrecked, discarded, dismantled, partly dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover.

(Ord. No. 96-06, § 6, 7-2-1996; Ord. No. 2004-11, § 6, 4-20-2004; Ord. No. 2006-2, § 6, 8-15-2006)

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINACES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required.

Sec. 18-231. – Visual nuisance declared; abatement required. Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. (Ord. No. 96-06, § 8, 7-2-1996; Ord. No. 2004-11, § 8, 4-20-2004; Ord. No. 2006-2, § 8, 8-15-2006)

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINACES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility.

Sec. 18-232. – Responsibility. The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5.

(Ord. No. 96-06, § 9, 7-2-1996; Ord. No. 2004-11, § 9, 4-20-2004; Ord. No. 2006-2, § 9, 8-15-2006)

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 12/02/2024 System Refresh Date: 10/27/2024

251 Amador Cir 35-21-29-1228-00-060

Name(s):

Physical Street Address:

251 Amador Cir

Property Use:

0103 - Single Fam Class III

Mailing Address On File: 8043 Stirrupwood Ct

Incorrect Mailing Address?

MCKENZIE ANNA BELL

Orlando, FL 32818-8201

Postal City and Zip: Orlando, FL 32810

Municipality:

Eatonville



Upload Photos 1

View 2024 Property Record Card

PROPERTY FEATURES

\$ VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

Historical Value and Tax Benefits (1)

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2024 V MKT	\$40,000	\$158,695	\$500	\$199,195	3.7%	\$105,520	10.0%
2023 V MKT	\$40,000	\$151,536	\$500	\$192,036	28.4%	\$95,927	10.0%
2022 V MKT	\$32,500	\$116,521	\$500	\$149,521	11.6%	\$87,206	10.0%
2021 V MKT	\$30,000	\$103,470	\$500	\$133,970	N/A	\$79,278	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2024 🗸 💲			\$0		\$1,151
2023 🗸 💲			\$0		\$1,180
2022 🗸 💲			\$0		\$767
2021 🗸 💲			\$0		\$674

2024 Taxable Value and Estimate of Proposed Taxes (1)

Tax Year

2023 2022 2021

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$199,195	\$0	\$199,195	3.2160	1.4%	\$640.61	25%
Public Schools: By Local Board	\$199,195	\$0	\$199,195	3.2480	0.0%	\$646.99	25%
General County	\$105,520	\$0	\$105,520	4.4347	0.0%	\$467.95	18%
Town Of Eatonville	\$105,520	\$0	\$105,520	7.2938	0.0%	\$769.64	30%
Library - Operating Budget	\$105,520	\$0	\$105,520	0.3748	0.0%	\$39.55	2%
St Johns Water Management District	\$105,520	\$0	\$105,520	0.1793	0.0%	\$18.92	1%
Totals				18,7466		\$2,583.66	1

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: \$2,583.66

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,734.24

Your ad-valorem tax with exemptions is: • \$2,583.66

Providing You A Savings Of: = \$1,150.58

Property Record - 35-21-29-1228-00-060

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name

251 Amador Cir

Names

Mckenzie Anna Bell

Municipality

EVL - Eatonville

Property Use

0103 - Single Fam Class III

Mailing Address

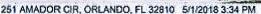
8043 Stirrupwood Ct Orlando, FL 32818-8201

Physical Address

251 Amador Cir Orlando, FL 32810











292135122800060 01/18/2007

Value and Taxes

Tax Year Values	Land		Building(s)	Fea	ture(s)	Market Value	Assessed Value
2024 W MKT	\$40,000	+	\$158,695	+	\$500 = \$1	199,195 (3.7%)	\$105,520 (10%)
2023 MKT	\$40,000	+	\$151,536	+	\$500 = \$1	192,036 (28%)	\$95,927 (10%)
2022 MKT	\$32,500	+	\$116,521	+	\$500 = \$1	149,521 (12%)	\$87,206 (10%)
2021 MKT	\$30,000	+	\$103,470	+	\$500 = \$1	133,970	\$79,278
Tax Year Benefits							Tax Savings
2024 W S							\$1,151
2023							\$1,180
2022 S							\$767
2021							\$674

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$199,195	\$0	\$199,195	3.2160 (1.36%)	\$640.61	25 %
Public Schools: By Local Board	\$199,195	\$0	\$199,195	3.2480 (0.00%)	\$646.99	25 %
Orange County (General)	\$105,520	\$0	\$105,520	4.4347 (0.00%)	\$467.95	18 %
Town Of Eatonville	\$105,520	\$0	\$105,520	7.2938 (0.00%)	\$769.64	30 %
Library - Operating Budget	\$105,520	\$0	\$105,520	0.3748 (0.00%)	\$39.55	2 %
St Johns Water Management District	\$105,520	\$0	\$105,520	0.1793 (0.00%)	\$18.92	1 %
				18.7466	\$2,583.66	

2024 Non-Ad Valorem Assessments

Levying Authority Assessment Description Units Rate Assessment

There are no Non-Ad Valorem Assessments

Property Features

Property Description

FIRST ADD TO CATALINA PARK SUB Y/127 LOT 6

Total Land Area

6,006 sqft (+/-) | 0.14 acres (+/-) | GIS Calculated

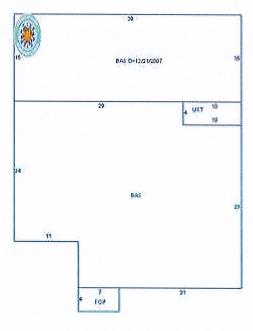
Land

Land Use CodeZoningLand UnitsUnit PriceLand ValueClass Unit PriceClass Value0100 - Single FamilyR-21 LOT(S)\$40,000.00\$40,000\$0.00\$40,000

Buildings

Model Code	01 - Single Fam Residence
Type Code	0103 - Single Fam Class III
Building Value	\$158,695
Estimated New Cost	\$302,162
Actual Year Built	1962
Beds	3
Baths	2.0
Floors	1
Gross Area	1773 sqft
Living Area	1705 sqft
Exterior Wall	Cb.Stucco
Interior Wall	Drywall

Subarea Description	Sqft	Value
BAS - Base Area	585	\$102,176
BAS - Base Area	1120	\$195,619
FOP - F/Opn Prch	28	\$1,223
UST - Unf Storag	40	\$3,144



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
SHED - Shed	01/01/2006	1 Unit(s)	\$500.00	\$500

Sales

Sales History

Sale Date Sale Amount	Instrument Book/Page Deed Code	Seller(s)	Buyer(s)	Vac/Imp
10/05/1992 \$100	19934350528 04517 / 0096 Quitclaim Deed	Mckenzie Anna B Coleman Charlie Sr Coleman Bertha	Mckenzie Anna Bell	Improved
02/01/1983 \$100 12/01/1982 \$100 06/01/1980 \$23,900	19831897266 03352 / 0002 Warranty Deed 19821867792 03332 / 0388 Certificate of Title 19801537110 03123 / 2153 Warranty Deed			Improved Improved Improved

ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060 251 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....1



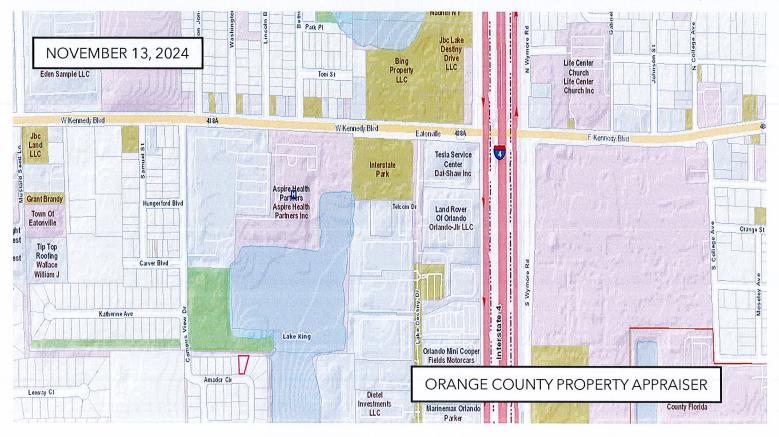
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ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060 251 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....3



ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060 251 AMADOR CIRCLE, ORLANDO, FL 32810 - (OCPA).....4





Town of Eatonville - Code Enforcement Division NOTICE OF VIOLATION

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

1st NOTICE	2 nd NOTICE
3 rd NOTICE	FINAL NOTICE

ANNA BELL MCKENZIE REF: 251 AMADOR CIRCLE 8043 STIRRUPWOOD COURT ORLANDO, FL 32818 CODE CASE#: **24-000276**DATE OF NOTICE: **08/15/2024**COMPLIANCE DATE: **08/26/2024**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property located at 251 AMADOR CIRCLE, ORLANDO, FL 32810, Parcel ID: 35-21-29-1228-00-060 into compliance with

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINACES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-229. - Certain motor vehicles required to be parked in garage.

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINACES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION

2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-231. - Visual nuisance declared; abatement required.

Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINACES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-232. - Responsibility. Eatonville Florida, Code of Ordinances, PART II - CODE OF ORDINACES, Chapter 18 - ENVIRONMENT, ARTICLE V. - JUNKED, WRECKED, ABANDON PROPERTY, DIVISION 2. - ABANDONED VEHICLES, Subdivision I. - In General, Sec. 18-233. - Parking restrictions for certain vehicles on residential property.

TO: ANNA BELL MCKENZIE,

You are hereby notified, the property located at **251 AMADOR CIRCLE, ORLANDO, FL 32810** is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 18-229**, No wrecked, discarded, dismantled, partly

dismantled, inoperative, abandoned, or severely rusted motor vehicle may be parked on residentially zoned private property, unless it is either parked inside a completely enclosed garage or parked completely within a carport and cover. **Sec. 18-231**, Any motor vehicle which is parked on residentially zoned or commercially zoned private property in violation of Ordinance No. 91-06, section 3, is declared to be a visual nuisance which is detrimental to the general welfare of the people of the town and the nuisance shall be abated. **Sec. 18-232**, The owner, renter, or agent of the residentially zoned or commercially zoned private property upon which a violation occurs and the owner of the motor vehicle which is parked in violation shall be jointly and individually responsible for not complying with Ordinance No. 91-06, section 5. **Sec. 18-233**, No motorized and abandoned vehicles shall park on the front, and/or side, and/or rear portion of the lawn area of the residential property.

Please be advised that if the violation is not cured by [08/26/2024] 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 18** 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

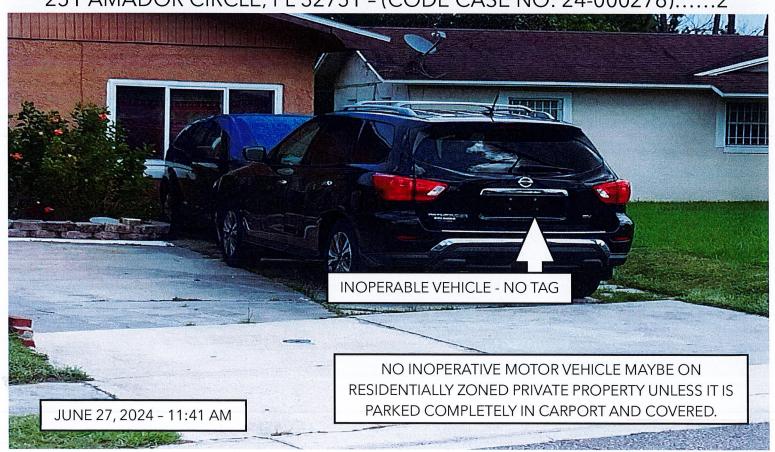
Eatonville, FL 32751

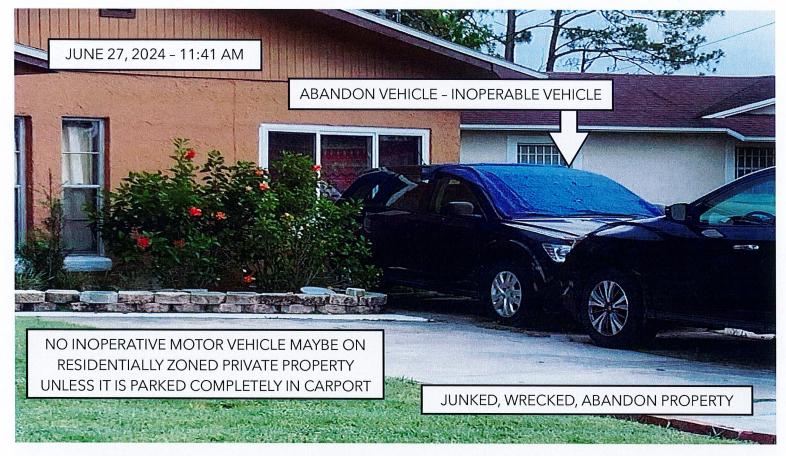
Phone: (407) 623-8908 | Fax: (407) 623-8919

E: bnosakhere@townofeatonville.org

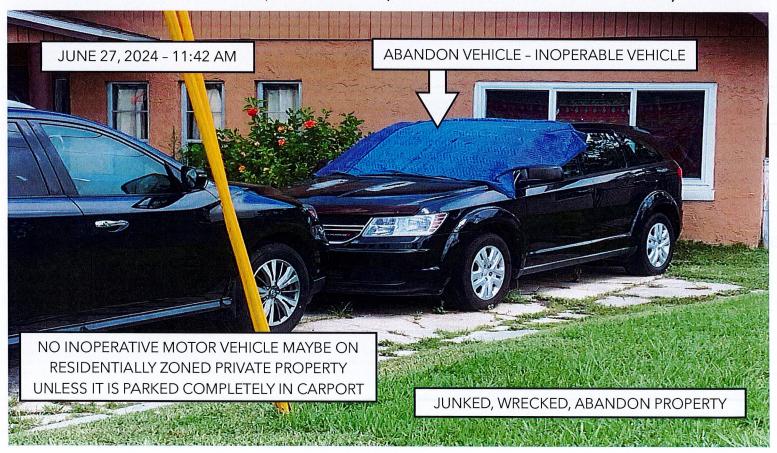


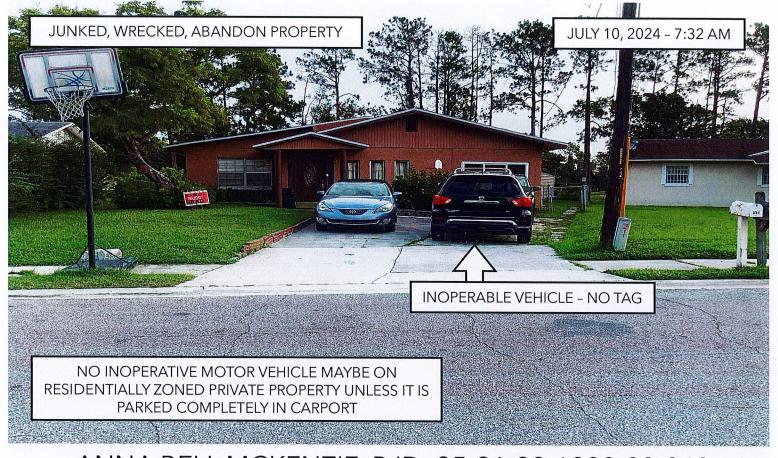
ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060 251 AMADOR CIRCLE, FL 32751 - (CODE CASE NO: 24-000276).....2



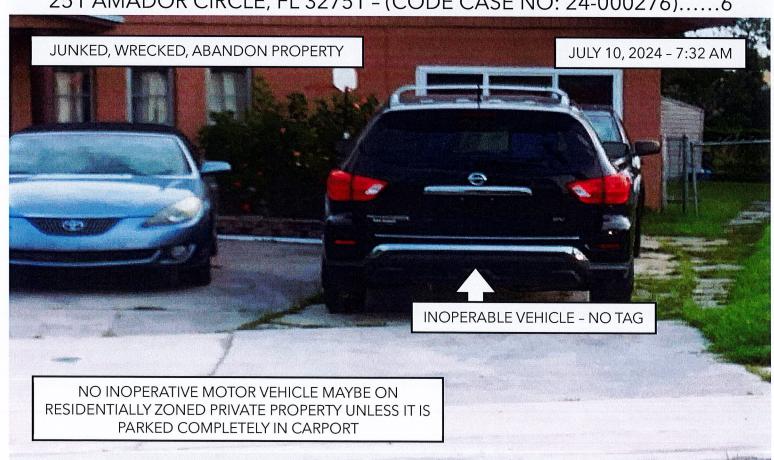


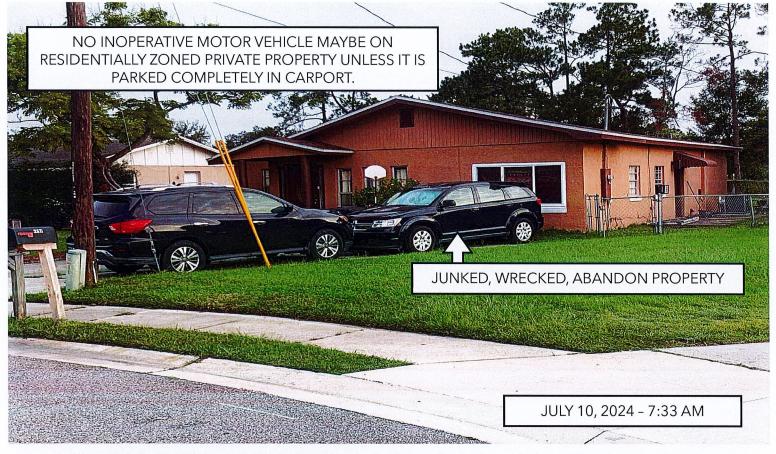
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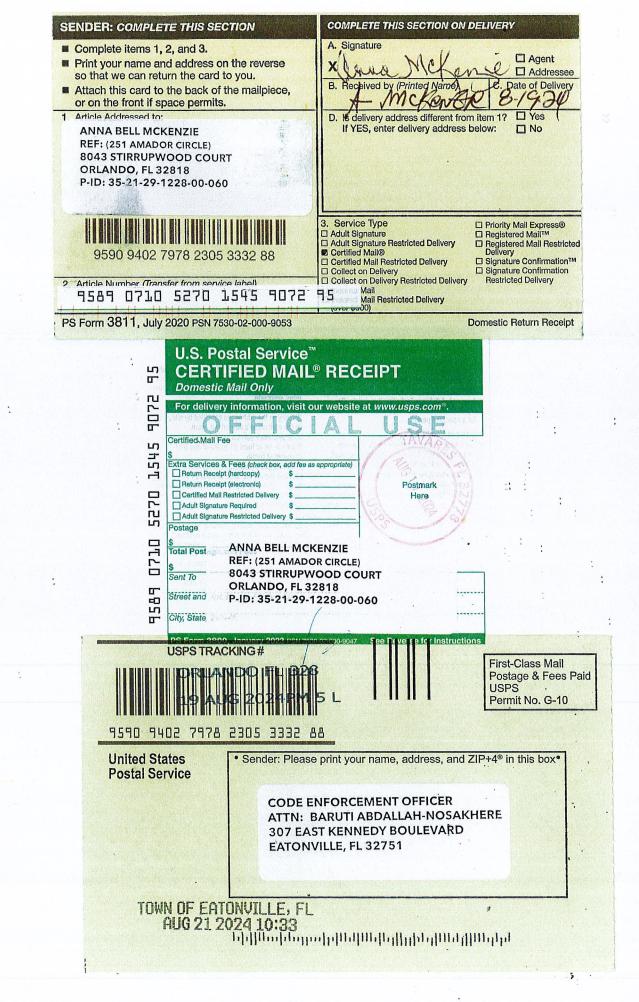
ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060 251 AMADOR CIRCLE, FL 32751 - (CODE CASE NO: 24-000276)......6





ANNA BELL MCKENZIE, P-ID: 35-21-29-1228-00-060 251 AMADOR CIRCLE, FL 32751 - (CODE CASE NO: 24-000276).....8







CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:

CODE CASE#: 24-000276

A Municipal Corporation

CERTIFIED MAIL#: 9589 0710 5270 1231 9539 02

Vs.

ANNA BELL MCKENZIE REF: 251 AMADOR CIRCLE 8043 STIRRUPWOOD COURT ORLANDO, FL 32818

Respondent(s)

RE:

251 AMADOR CIRCLE, ORLANDO, FL 32810

Parcel ID: 35-21-29-1228-00-060

NOTICE OF HEARING

TO: ANNA BELL MCKENZIE,

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 **ANNA BELL MCKENZIE's** property located at **251 AMADOR CIRCLE, 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 <u>4th</u> day of <u>DECEMBER 2024, 6:30 P. M.</u>, 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)

Pursuant to Chapter 2 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,

Duage Pakel

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

