TOWN OF EATONVILLE

1887



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

CODE CASE#: 24-000290

OWNER: MILES AUSTIN LEONARD-ALBERT VIOLATION ADDRESS: 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751

PARCEL ID#: 35-21-29-1124-03-030



Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-83. - Exposed frame of each section wood walls or fence must face interior yard of homeowner.

Sec. 60-83., Walls or fences of wood construction, authorized by this section, must be constructed so that the exposed frame of each section of fence must face the interior yard of the homeowner constructing the fence. The exposed framing cannot face the adjoining neighbor's property or any street. The construction of any fences shall require a building permit from the building official. (LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 8, 11-8-1995; Ord. No. 2004-12, 5-4-2004)

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., 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.

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

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 03/29/2024 System Refresh Date: 03/24/2024

43 S Calhoun Ave 35-21-29-1124-03-030

Name(s):

Physical Street Address:

LEONARD-ALBERT MILES **AUSTIN**

43 S Calhoun Ave

Property Use:

0103 - Single Fam Class III

Mailing Address On File:

43 S Calhoun Ave

Postal City and Zip: Maitland, FL 32751

Municipality: Eatonville

Upload Photos 1

Eatonville, FL 32751

Incorrect Mailing Address?

View 2023 Property Record Card

1 PROPERTY FEATURES









Historical Value and Tax Benefits (1)

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2023 MKT	\$50,000	\$0	\$0	\$50,000	66.7%	\$14,204	10.0%
2022 MKT	\$30,000	\$0	\$0	\$30,000	25.0%	\$12,913	10.0%
2021 MKT	\$24,000	\$0	\$0	\$24,000	20.0%	\$11,739	10.0%
2020 MKT	\$20,000	\$0	\$0	\$20,000	N/A	\$10,672	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2023 💉 💲			\$0		\$440
2022 🚺 💲			\$0		\$210
2021 🔻 💲			\$0		\$151
2020 \$			\$0		\$115

2023 Taxable Value and Certified Taxes 1

Tax Year

			T
2023	2022	2021	2020

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$50,000	\$0	\$50,000	3.1730	-1.3%	\$158.65	32%
Public Schools: By Local Board	\$50,000	\$0	\$50,000	3.2480	0.0%	\$162.40	33%
General County	\$14,204	\$0	\$14,204	4.4347	0.0%	\$62.99	13%
Town Of Eatonville	\$14,204	\$0	\$14,204	7.2938	0.0%	\$103.60	21%
Library - Operating Budget	\$14,204	\$0	\$14,204	0.3748	0.0%	\$5.32	1%
St Johns Water Management District	\$14,204	\$0	\$14,204	0.1793	-9.2%	\$2.55	1%
Totals				18.7036		\$495.51	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

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

2023 Gross Tax Total: \$495.51

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$935.18

Your ad-valorem tax with exemptions is: - \$495.51

Providing You A Savings Of: = \$439.67

Property Record - 35-21-29-1124-03-030

Property Summary

Property Name

43 S Calhoun Ave

Names

Leonard-Albert Miles Austin

Municipality

EVL - Eatonville

Property Use

0103 - Single Fam Class III

Mailing Address

43 S Calhoun Ave Eatonville, FL 32751

Physical Address

43 S Calhoun Ave Maitland, FL 32751







Value and Taxes

Historical Value and Tax Benefits

Tax Yo Values		Land]	Building(s)	Featur	re(s)	Market Value	Assessed Value
2024	W MKT	\$50,000	+	\$241,929	+	\$0 =	\$291,929 (484%)	\$291,929
2023	✓ MKT	\$50,000	+	\$0	+	\$0 =	\$50,000 (67%)	\$14,204 (10%)
2022	✓ MKT	\$30,000	+	\$0	+	\$0 =	\$30,000 (25%)	\$12,913 (10%)
2021	✓ <mark>MKT</mark>	\$24,000	+	\$0	+	\$0 =	\$24,000	\$11,739

Tax Y	ear Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2024	W S HX	\$25,000	\$25,000	\$0	\$0	\$776
2023	✓ \$	n/a	n/a	n/a	n/a	\$440
2022	✓ \$	n/a	n/a	n/a	n/a	\$210
2021	✓ \$	n/a	n/a	n/a	n/a	\$151

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$291,929	\$25,000	\$266,929	3.2160 (1.36%)	\$858.44	18 %
Public Schools: By Local Board	\$291,929	\$25,000	\$266,929	3.2480 (0.00%)	\$866.99	18 %
Orange County (General)	\$291,929	\$50,000	\$241,929	4.4347 (0.00%)	\$1,072.88	23 %
Town Of Eatonville	\$291,929	\$50,000	\$241,929	7.2938 (0.00%)	\$1,764.58	38 %
Library - Operating Budget	\$291,929	\$50,000	\$241,929	0.3748 (0.00%)	\$90.67	2 %
St Johns Water Management District	\$291,929	\$50,000	\$241,929	0.1793 (0.00%)	\$43.38	1 %
				18.7466	\$4,696.94	

2024 Non-Ad Valorem Assessments

Levying Authority Assessment Description Units Rate Assessment

There are no Non-Ad Valorem Assessments

Property Features

Property Description

CALHOUNS SUB K/97 LOT 3 BLK C

Total Land Area

Land

Land Use CodeZoningLand UnitsUnit PriceLand ValueClass Unit PriceClass Value0100 - Single FamilyR-21 LOT(S)\$50,000.00\$50,000\$0.00\$50,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	BAS - Base Area	1407	\$202,495
Building Value	\$241,929	FGR - Fin Garage	441	\$31,806
Estimated New Cost	\$241,929	FOP - F/Opn Prch	210	\$7,628
Actual Year Built	2023			
Beds	3			
Baths	2.0			
Floors	1			
Gross Area	2058 sqft			
Living Area	1407 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Extra Features

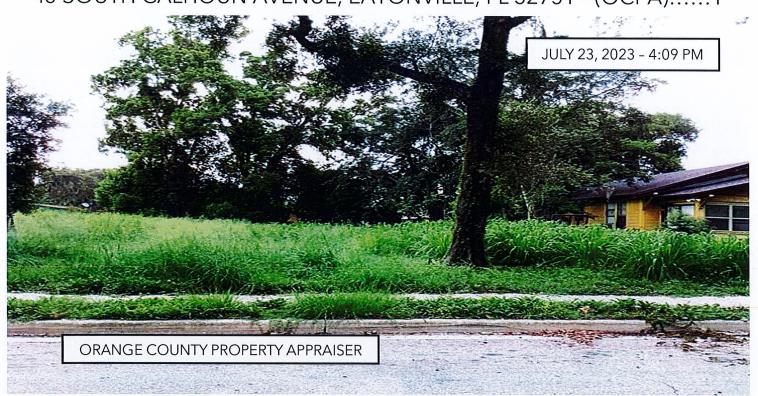
Description	Date Built	Units	Unit Price	XFOB Value
There are no extra fe	eatures associated with	this parcel		

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
08/25/2023	\$340,000	20230496900)/	Warranty Deed	Macedonia Missionary Baptist Church Of Eatonville Florida Inc	Leonard- Albert Miles Austin	Improved
09/12/2000	\$10,000	20000485498	306131 / 1047	Warranty Deed	Bennett Bernice	Church Macedonia Missionary Baptist	Vacant
07/01/1978	\$3,000	19781287638	02931 / 1089	Warranty Deed		_	Improved
06/01/1966	\$1,800	19660091785	01569 / 0818	Warranty Deed			Improved

MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA)......1



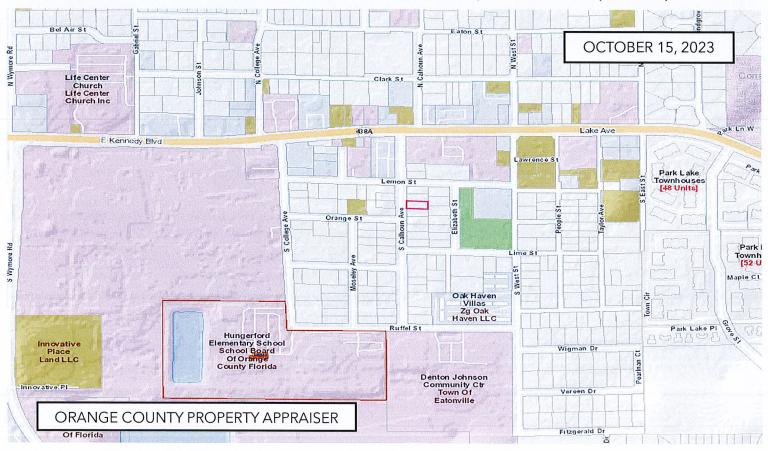
MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA).....2



MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA)......3



MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA)......3



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

1st NOTICE	2 nd NOTICE	
3 rd NOTICE	FINAL NOTICE	

AUSTIN LEONARD-ALBERT MILES CODE CASE#: 24-000290
REF: PROPERT AT 43 SOUTH CALHOUN AVENUE DATE OF NOTICE: 08/29/2024
43 SOUTH CALHOUN AVENUE COMPLIANCE DATE: 09/30/2024
EATONVILLE, FL 32751

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property, located at 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751, Parcel ID: 35-21-29-1124-03-030 into compliance with Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-85. - Nonconforming fences.

TO: AUSTIN LEONARD-ALBERT MILES,

You are hereby notified, the property located at **43 SOUTH CALHOUN AVENUE**, **EATONVILLE**, **FL 32751** 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. 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. **Sec. 60-85**., Any fence which existed and is maintained at the same time this chapter becomes effective may be continued, although such fence does not conform to all the provisions contained herein. However, all such nonconforming fences shall be completely removed from the premises or brought into conformance no later than January 1, 1997, except by review by the board of adjustment. No nonconforming fence shall be altered, repaired, or extended unless brought into conformance with the requirements of this chapter. No fence shall be considered to be a conforming fence if it was erected without the approval of the

planning department and without a building permit having been obtained, or if the fence was constructed contrary to the provision of a building permit. Any such fence shall be considered unlawful and shall be subject to removal.

Please be advised that if the violation is not cured by **[09/30/2024]** 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 2 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

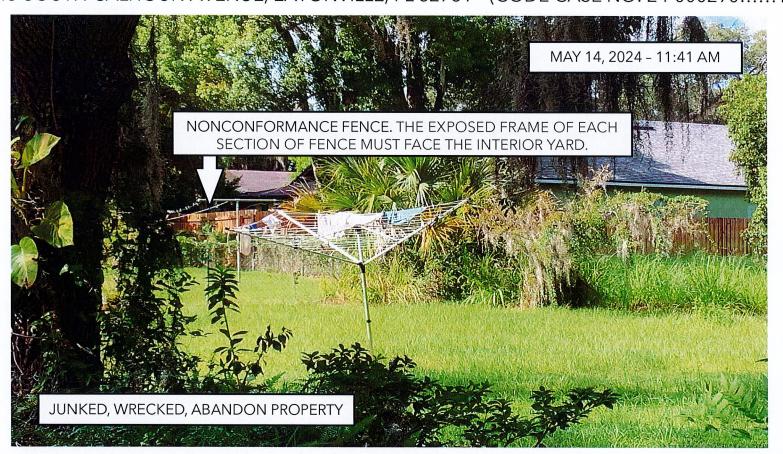
Town of Eatonville, Eatonville Town Hall

307 East Kennedy Boulevard

Eatonville, FL 32751

Phone: (407) 623-8908 | Fax: (407) 623-8919 E: code-enforcement@townofeatonville.org

MILES AUSTIN LEONARD-ALBERT, P-ID: 35-21-29-1124-03-030 43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 24-000290......1



TOWN OF EATONVILLE

NEOPOST

FIRST-CLASS MAIL

08/29/2024 US POSITAGE \$009.64º

ZIP 32751 041M11468919 307 E. Kennedy Blvd. Eatonville, Florida 32751

AUSTIN LEONARD-ALBERT MILES
43 SOUTH CALHOUN AVENUE
EATONVILLE, FL 32751
P-ID: 36-21-29-1124-03-030

PS Form 3811, July 2020 PSN 7530-02-000-9053	9 Article Number (Transfer from service label) 0	9590 9402 7978 2305 3329 15		EATONVILLE, FL 32751 P-ID: 36-21-29-1124-03-030	AUSTIN LEONARD-ALBERT MILES 43 SOUTH CALHOUN AVENUE	1. Article Addressed to:	Attach this card to the back of the mailpiece, or on the front if space permits.	 Complete items 1, 2, and 3. Print your name and address on the reverse 	SENDER: COMPLETE THIS SECTION	
Domestic Return Recei	☐ Collect on Delivery Restricted Delivery H	00 00	3. Service Type ☐ Priority Mall Express®			D. Is delivery address different from item 1? ☐ res If YES, enter delivery address below: ☐ No		A. Signature	COMPLETE THIS SECTION ON DELIVERY	
	######################################	PLACE SOFTHE CEF	RETU	FATTOP CENADORS	ED	MATERIAL PROPERTY OF THE PROPE	HE RIGHT ED LINE A L H	9 46 9 46		
PS Form 3800, January 2023 PSN 7539-02-000-9047 See Reverse for Instru	P-ID: 36-21-29-1124-03-030	Street and Apt. N AUSTIN LEONARD-ALBERT MILES 43 SOUTH CALHOUN AVENUE EATONVILLE, FL 32751	9	V. &		Certified Mail Fee \$ Servings & Fees (check hay add fee as sonnoriate)	For delivery information, visit our website at www.usps.com			

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY									
Complete items 1, 2, and 3.	A. Signature									
Print your name and address on the reverse so that we can return the card to you.	X Min hard MC Addressee									
Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery									
or on the front if space permits. 1. Article Addressed to:	Miles Leonard Albert 9.17.24 D. Is delivery address different from item 1? Yes									
	If YES, enter delivery address below: No									
AUSTIN LEONARD-ALBERT MILES										
43 SOUTH CALHOUN AVENUE EATONVILLE, FL 32751										
P-ID: 36-21-29-1124-03-030										
N. S.	3. Service Type ☐ Priority Mail Express®									
	3. Service Type									
9590 9402 7978 2305 3329 15	☐ Certified Mail® Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™									
2 Article Number (Transfer from service label)	☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery									
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PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt									
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U.S. Postal Service™										
Domestic Mail Only	CENTIFIED WAIL RECEIPT									
For delivery information, visit our website at www.usps.com®.										
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EATONVILLI	E, FL 32751									
Street and Apt. N P-ID: 36-21	-29-1124-03-030									
PS Form 2800, January 2023 Ben 2530	S P A L									
USPS TRACKING#	-02-000-047 See Reverse for Instructions									
	First-Class Mail Postage & Fees Paid									
	USPS									
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United States • Sender: Please print y	our name, address, and ZIP+4® in this box•									
Postal Service										
CODE ENFO	CEMENTO SOSSITO TO THE SOSSITO									
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EATONVILLE,	NNEDY BOULEVARD FL 32751									
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CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:

CODE CASE NO: 24-000290

A Municipal Corporation

CERTIFIED MAIL NO: 9589 0710 5270 1545 9070 35

Vs.

MILES AUSTIN LEONARD-ALBERT REF: 43 SOUTH CALHOUN AVENUE 43 SOUTH CALHOUN AVENUE EATONVILLE, FL 32751

Respondent(s)

RE:

43 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID: 35-21-29-1124-03-030

NOTICE OF HEARING

TO: MILES AUSTIN LEONARD-ALBERT,

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 **MILES AUSTIN LEONARD-ALBERT**, property located at **43 SOUTH CALHOUN AVENUE**, **EATONVILLE**, **FL 32751**, 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,

Dwaye Radia

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

P-ID: 35-21-29-1124-03-030 **EATONVILLE, FL 32751 43 SOUTH CALHOUN AVENUE** MILES AUSTIN LEONARD-ALBERT



SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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.

Complete items 1, 2, and 3.

Article Addressed to:

D. Is delivery address different from item 1?
If YES, enter delivery address below:

Received by (Printed Name)

0

P-ID: 35-21-29-1124-03-030 **EATONVILLE, FL 32751** 43 SOUTH CALHOUN AVENUE MILES AUSTIN LEONARD-ALBERT

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

9589 0710

5270

7242

9070

LUI (C)

ail Restricted Delivery

3. Service Type

Adult Signature

Adult Signature

Adult Signature

Certified Mail®

Certified Mail®

Collecton Delivery

Collect on Delivery Restricted Delivery

☐ Signature Co
☐ Signature Co
Restricted De

☐ Priority Mail I
☐ Registered N
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☐ Delivery

US POSTAGE \$009.640

NEOPOST 11/20/2024

ZIP 32751 041M111468919

Domestic Retur