TOWN OF EATONVILLE

1887



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

CODE CASE#: 24-000265

OWNER: TOWN OF EATONVILLE
VIOLATION ADDRESS: 103 TAYLOR AVENUE, EATONVILLE, FL 32751
PARCEL ID#: 36-21-29-1352-03-010



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-1. - Purpose.

Sec. 50-1. The purpose of this chapter is to provide a minimum level of maintenance and habitability for non-residential structures within the town. These requirements are intended to improve the integrity, appearance, environment, character, and value of the community; to protect nearby properties; and thereby to promote public health, safety and general welfare.

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code.

Sec. 50-2. Grass, weeds (excessive growth) means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowing plants, or other types of living plant life typically used for landscaping or aesthetic purposes.

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a), (b)(1), (b)(6).

Sec. 50-35(a). It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35(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

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: 11/26/2024 System Refresh Date: 10/27/2024

103 Taylor Ave 36-21-29-1352-03-010

Name(s):

Physical Street Address:

103 Taylor Ave

Property Use:

7000 - Inst-vacant Land

MACEDONIA MISSIONARY **BAPTIST CHURCH OF EATONVILLE FLORIDA INC**

Mailing Address On File:

Po Box 940515

Maitland, FL 32794-0515 Incorrect Mailing Address? Postal City and Zip: Maitland, FL 32751

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	\$76,370	\$0	\$0	\$76,370	N/A	\$76,370	N/A
2023 V MKT	\$76,370	\$0	\$0	\$76,370	5.2%	\$76,370	5.3%
2022 V MKT	\$72,614	\$0	\$0	\$72,614	10.1%	\$72,531	10.0%
2021 / MKT	\$65,937	\$0	\$0	\$65,937	N/A	\$65,937	N/A

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

Tax Year

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١	2024	2023	2022	2021

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$76,370	\$0	\$76,370	3.2160	1.4%	\$245.61	17%
Public Schools: By Local Board	\$76,370	\$0	\$76,370	3.2480	0.0%	\$248.05	17%
General County	\$76,370	\$0	\$76,370	4.4347	0.0%	\$338.68	24%
Town Of Eatonville	\$76,370	\$0	\$76,370	7.2938	0.0%	\$557.03	39%
Library - Operating Budget	\$76,370	\$0	\$76,370	0.3748	0.0%	\$28.62	2%
St Johns Water Management District	\$76,370	\$0	\$76,370	0.1793	0.0%	\$13.69	1%
Totals				18.7466		\$1,431.68	

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: \$1,431.68

2024 Tax Savings Tax Savings

Your taxes without exemptions would be: \$1,431.68 Your ad-valorem tax with exemptions is: - \$1,431.68

Providing You A Savings Of: = \$0.00

Property Record - 36-21-29-1352-03-010

Property Summary

Property Name

103 Taylor Ave

Names

Macedonia Missionary Baptist Church Of Eatonville Florida Inc

Municipality

EVL - Eatonville

Property Use

7000 - Inst-Vacant Land

Mailing Address

Po Box 940515 Maitland, FL 32794-0515

Physical Address

103 Taylor Ave Maitland, FL 32751







Value and Taxes

Historical Value and Tax Benefits

Tax Ye	ear Values	Land	Build	ling(s)	Featu	re(s) Market Va	lue Assessed Value
2024	W MKT	\$76,370	+	\$0	+	\$0 = \$76,370 (0%)	\$76,370 (0%)
2023	✓ MKT	\$76,370	+	\$0	+	\$0 = \$76,370 (5.2)	%) \$76,370 (5.3%)
2022	✓ MKT	\$72,614	+	\$0	+	\$0 = \$72,614 (109	%) \$72,531 (10%)
2021	✓ MKT	\$65,937	+	\$0	+	\$0 = \$65,937	\$65,937

Tax Year Benefits	Tax Savings
2024 W	\$0
2023	\$0
2022 \$	\$1
2021	\$0

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$76,370	\$0	\$76,370	3.2160 (1.36%)	\$245.61	17 %
Public Schools: By Local Board	\$76,370	\$0	\$76,370	3.2480 (0.00%)	\$248.05	17 %
Orange County (General)	\$76,370	\$0	\$76,370	4.4347 (0.00%)	\$338.68	24 %
Town Of Eatonville	\$76,370	\$0	\$76,370	7.2938 (0.00%)	\$557.03	39 %
Library - Operating Budget	\$76,370	\$0	\$76,370	0.3748 (0.00%)	\$28.62	2 %
St Johns Water Management District	\$76,370	\$0	\$76,370	0.1793 (0.00%)	\$13.69	1 %
				18.7466	\$1,431.68	

2024 Non-Ad Valorem Assessments

Levying Authority Assessment Description Units Rate Assessment

There are no Non-Ad Valorem Assessments

Property Features

Property Description

CLARKS ADDITION TO MAITLAND A/133 LOT 1 TO 8 BLK 3 & S1/2 OF VAC R/W ON N & N1/2 OF VAC R/W ON S PER OR 4975/4665

Total Land Area

41,732 sqft (+/-) | 0.96 acres (+/-) GIS Calculated

Land

Land Use Code	nd Use Code Zoning Land Units		Unit Price	Land Value	Class Unit Price	Class Value
7000 - Inst-Vacant Land	R-2	41732.36 SQUARE FEET	\$1.83	\$76,370	\$0.00	\$76,370

Buildings

Extra Features

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

Sales

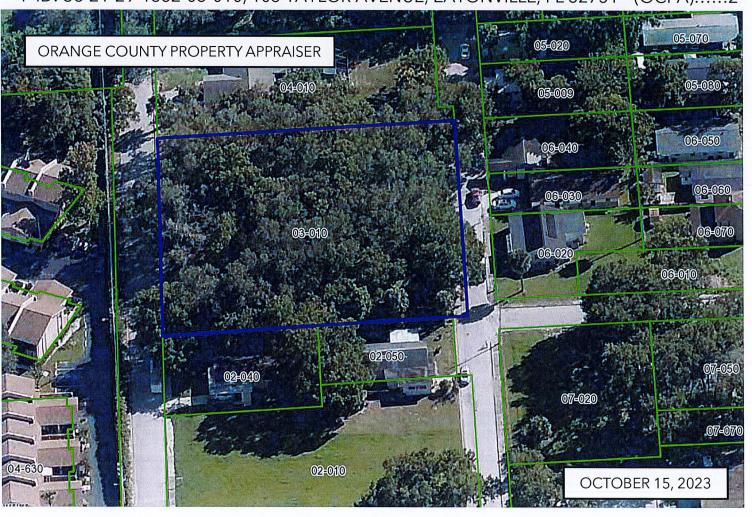
Sales History

Sale Date Sale Instrument Amount #	Book/Page Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/10/1997\$65,000 19970126397	05233 / 2825 Warranty Do	eed Cecil Allen Construction Inc	Macedonia Missionary Baptist Church Of Eatonville Florida Inc	Vacant
08/15/1995\$51,000 19955329689	04934 / 1217 Warranty Do	eed Anderson John M Anderson Julie D	Cecil Allen Construction Inc	Vacant
01/01/1979 \$28,000 19791340514	02974 / 0666 Special War	ranty		Vacant

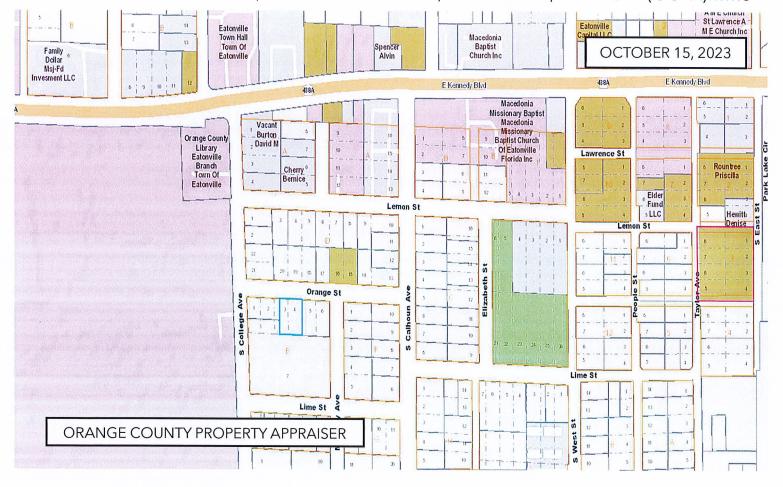
MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC., P-ID: 36-21-29-1352-03-010, 103 TAYLOR AVENUE, EATONVILLE, FL 32751 - (OCPA)......1



MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC., P-ID: 36-21-29-1352-03-010, 103 TAYLOR AVENUE, EATONVILLE, FL 32751 - (OCPA).....2



MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC., P-ID: 36-21-29-1352-03-010, 103 TAYLOR AVENUE, EATONVILLE, FL 32751 - (OCPA)......3





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	

MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC.

REF: 103 TAYLOR AVENUE

P. O. BOX 940515 MAITLAND, FL 32751 CODE CASE#: **24-000265**DATE OF NOTICE: **08/15/2024**COMPLIANCE DATE: **08/25/2024**

First Notice - This is an OFFICIAL NOTIFICATION of your obligation to bring the property located at, 103 TAYLOR AVENUE, EATONVILLE, FL 32751, Parcel ID: 36-21-29-1352-03-010 into compliance with Eatonville, Florida -Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 -MINIMUM PROPERTY STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-1. -Purpose. Eatonville, Florida - Code of Ordinances/Subpart B - LAND **DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY** STANDARDS/ARTICLE I. - IN GENERAL, Sec. 50-2. - Definitions for interpretation of property maintenance standards and nuisance abatement code. Eatonville, Florida - Code of Ordinances/Subpart B - LAND **DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec.** 50-35. - Maintenance of exterior premises. (a), (b)(1), (b)(6). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. -Appearance of exterior of premises and structures. (1). Eatonville, Florida -Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 -MINIMUM PROPERTY STANDARDS/Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a), (2).

TO: MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC.,

You are hereby notified, the property located at **103 TAYLOR AVENUE**, **EATONVILLE**, **FL 32751** is in violation of the provision of the Town of Eatonville Code

of Ordinances set forth above. Specifically, in Sec. 50-1., The purpose of this chapter is to provide a minimum level of maintenance and habitability for nonresidential structures within the town. These requirements are intended to improve the integrity, appearance, environment, character, and value of the community; to protect nearby properties; and thereby to promote the public health, safety and general welfare. Sec. 50-2., Grass, weeds (excessive growth) means that grass or weeds are deemed to be in a state of excessive growth when such grass or weeds have reached a height of 18 inches. The definition for the term "grass, weeds (excessive growth)" does not include bushes, shrubs, vines, trees, flowing plants, or other types of living plant life typically used for landscaping or aesthetic purposes., Sec. 50-35(a)., It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. Sec. 50-35(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 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. Sec. 50-36(1)., The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: (1)., Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. Sec. 50-39., (a)(2)., Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned

items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

Please be advised that if the violation is not cured by [08/25/2024] 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,

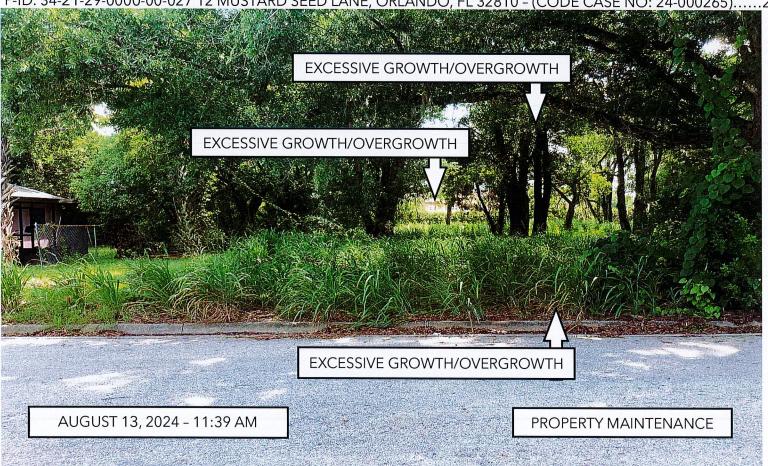
Baruti Abdallah-Nosakhere Code Enforcement Officer Town of Eatonville, Eatonville Town Hall 307 East Kennedy Boulevard Eatonville, FL 32751

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

E: bnosakhere@townofeatonville.org

P-ID: 34-21-29-0000-00-027 12 MUSTARD SEED LANE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000265).....1

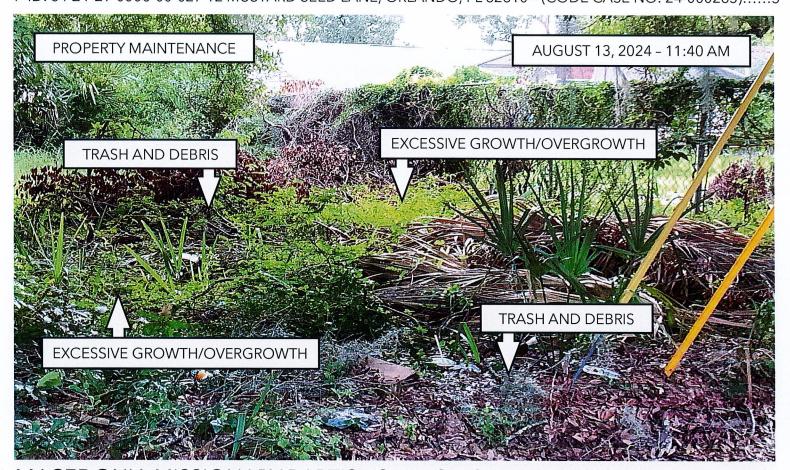




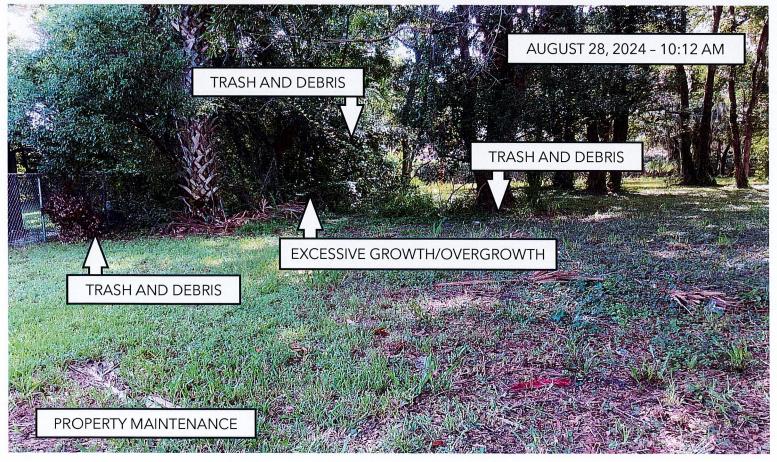
P-ID: 34-21-29-0000-00-027 12 MUSTARD SEED LANE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000265).....3





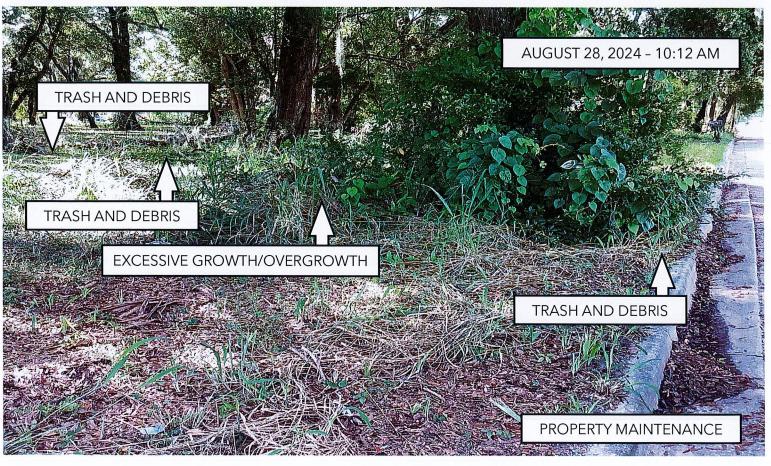


MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC., P-ID: 34-21-29-0000-00-027 12 MUSTARD SEED LANE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000265)......6

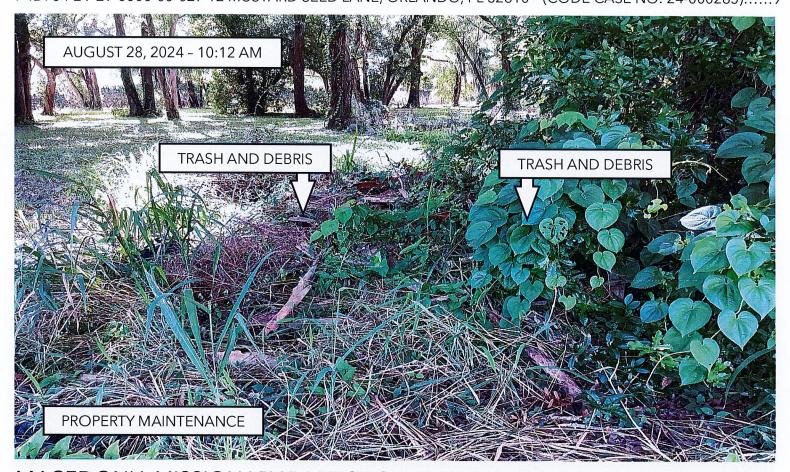


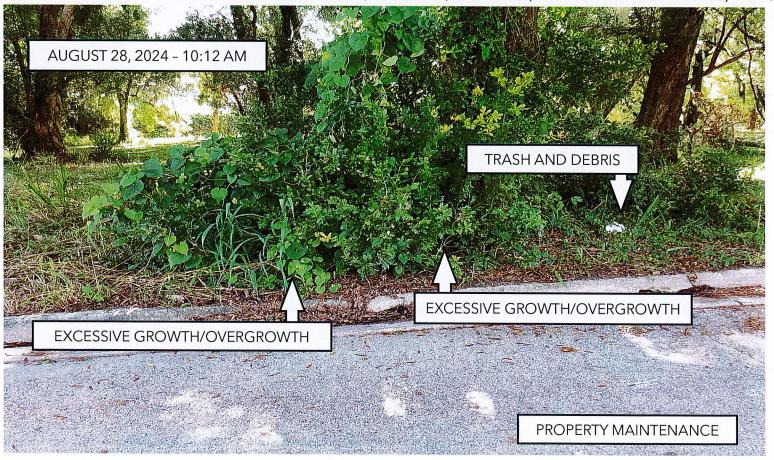


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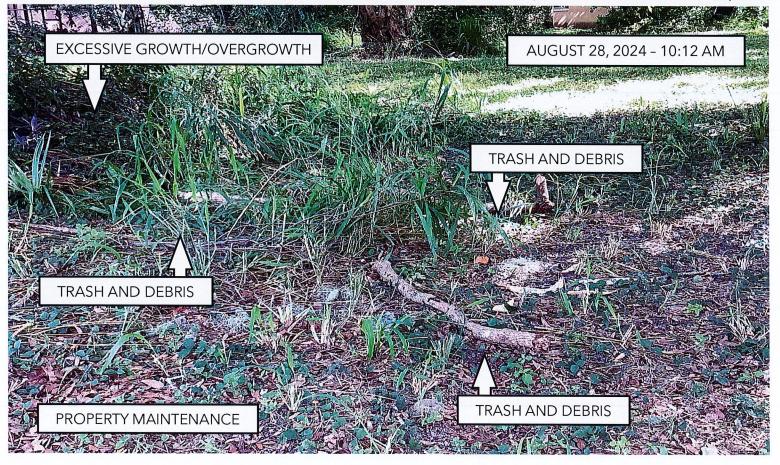
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P-ID: 34-21-29-0000-00-027 12 MUSTARD SEED LANE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000265)......11





P-ID: 34-21-29-0000-00-027 12 MUSTARD SEED LANE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000265).....13





P-ID: 34-21-29-0000-00-027 12 MUSTARD SEED LANE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000265)......15

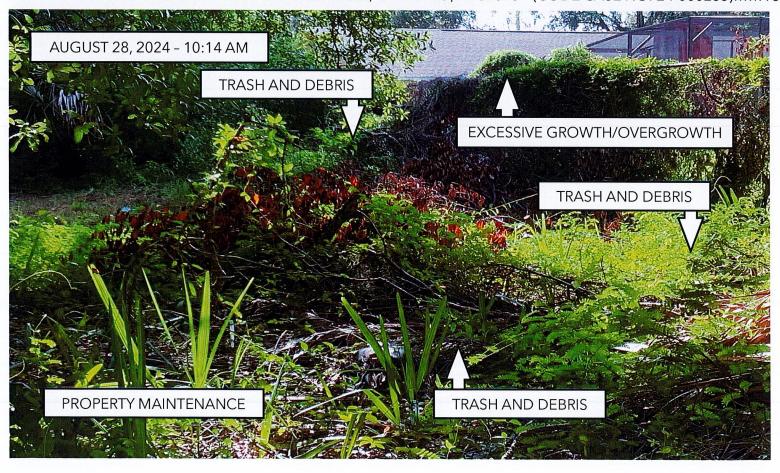


MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC., P-ID: 34-21-29-0000-00-027 12 MUSTARD SEED LANE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000265)......16



P-ID: 34-21-29-0000-00-027 12 MUSTARD SEED LANE, ORLANDO, FL 32810 - (CODE CASE NO: 24-000265)......17









CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:

CODE CASE NO: 24-000265

A Municipal Corporation

CERTIFIED MAIL NO: 9589 0710 5270 1545 9070 59

Vs.

MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC. P. O. BOX 940515
MAITLAND, FL 32794

Respondent(s)

RE:

103 TAYLOR AVENUE, EATONVILLE, FL 32751

Parcel ID: 36-21-29-1352-03-010

NOTICE OF HEARING

TO: MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC.,

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 **MACEDONIA MISSIONARY BAPTIST CHURCH OF EATONVILLE FLORIDA, INC.**, property located at **103 TAYLOR 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 fail to cure the violation by the compliance date set forth herein.

Respectfully, Dwarze Rankon

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

