

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

331 E Kennedy Blvd 35-21-29-0000-00-055

Name(s):
MACEDONIA REAL ESTATE
COMMUNITY DEVELOPMENT
CORPORATION OF EATONVILLE
FLA

Physical Street Address:
331 E Kennedy Blvd

Property Use:
1000 - Comm Vacant Land



331 E KENNEDY BLVD, EATONVILLE, FL 32751 7/22/2021 9:18 AM

[Upload Photos](#)

Mailing Address On File:
Po Box 952767
Lake Mary, FL 32795-2767
[Incorrect Mailing Address?](#)

Postal City and Zip:
Maitland, FL 32751

Municipality:
Eatonville

[View 2023 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	%
2023	\$115,600	\$0	\$0	\$115,600	233.3%	\$38,148	10.0%
2022	\$34,680	\$0	\$0	\$34,680	9.9%	\$34,680	9.9%
2021	\$31,559	\$0	\$0	\$31,559	N/A	\$31,559	N/A
2020	\$31,559	\$0	\$0	\$31,559	N/A	\$31,559	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2023			\$0		\$951
2022			\$0		\$0
2021			\$0		\$0
2020			\$0		\$0

2023 Taxable Value and Certified Taxes ⓘ

Tax Year

2023	2022	2021	2020
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$115,600	\$0	\$115,600	3.1730	-1.3%	\$366.80	30%
Public Schools: By Local Board	\$115,600	\$0	\$115,600	3.2480	0.0%	\$375.47	31%
General County	\$38,148	\$0	\$38,148	4.4347	0.0%	\$169.17	14%
Town Of Eatonville	\$38,148	\$0	\$38,148	7.2938	0.0%	\$278.24	23%
Library - Operating Budget	\$38,148	\$0	\$38,148	0.3748	0.0%	\$14.30	1%
St Johns Water Management District	\$38,148	\$0	\$38,148	0.1793	-9.2%	\$6.84	1%
Totals				18.7036		\$1,210.82	

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: \$1,210.82

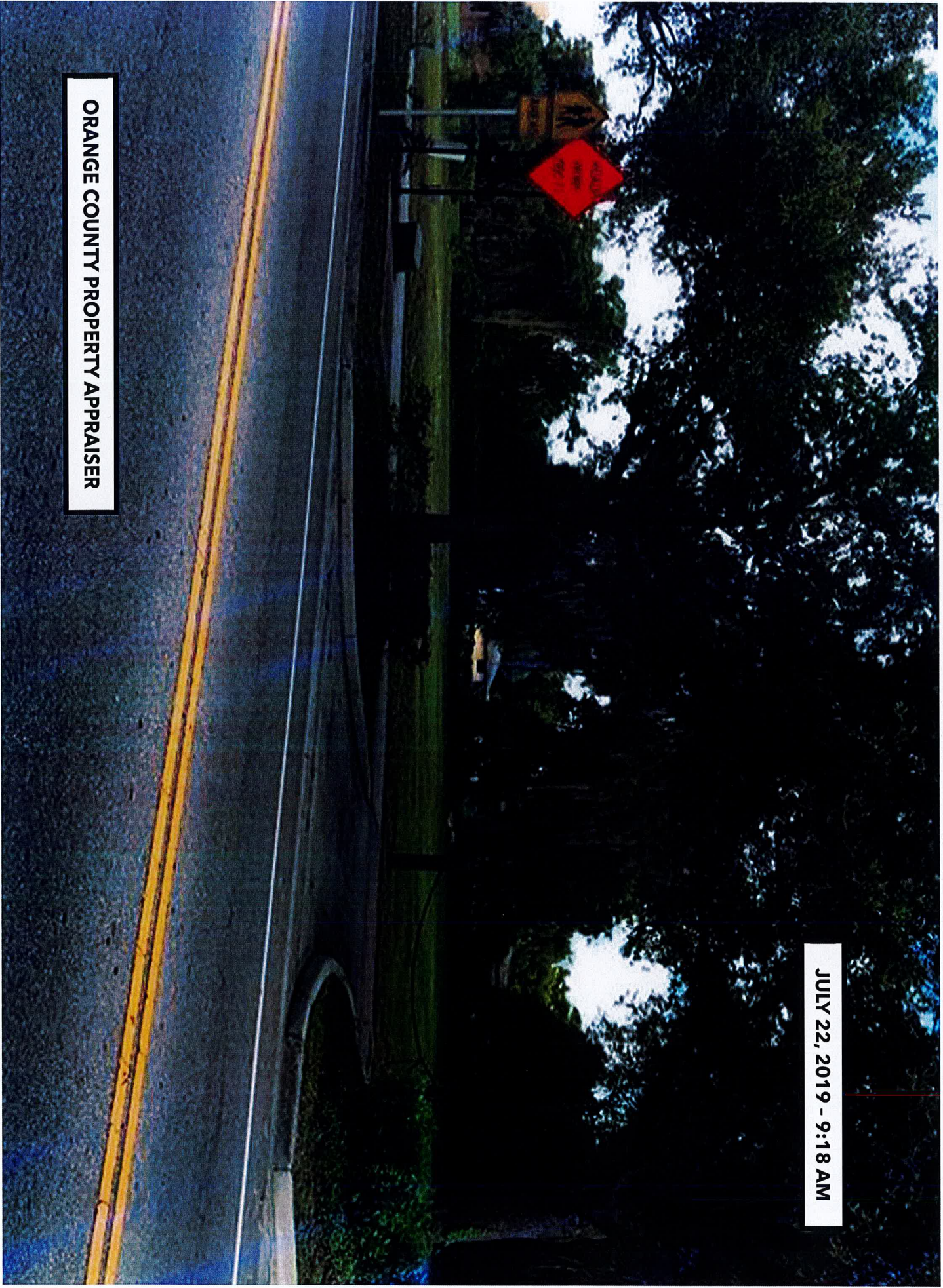
2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$2,162.14

Your ad-valorem tax with exemptions is: - \$1,210.82

Providing You A Savings Of: = \$951.32

**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
P-ID: 35-21-29-0000-00-055, 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751 (OCPA).....1**



JULY 22, 2019 - 9:18 AM

ORANGE COUNTY PROPERTY APPRAISER



OCTOBER 15, 2023

ORANGE COUNTY PROPERTY APPRAISER

00-153



Town of Eatonville - Code Enforcement Division
NOTICE OF VIOLATION

Handwritten signature and date: 12/15/2023

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

MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA
REF: 331 EAST KENNEDY BOULEVARD
P. O. BOX 952767
LAKE MARY, FL 32795

CODE CASE#: **23-000391**
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 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751, Parcel ID: 35-21-29-0000-00-055** 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: MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,

You are hereby notified, the property located at **331 EAST KENNEDY BOULEVARD, 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. 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

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL RECEIPT

Certified Mail Fee

- Return Receipt (hardcopy) \$ 2.80
- Return Receipt (electronic) \$ 0.00
- Certified Mail Restricted Delivery \$ 3.00
- Adult Signature Required \$ 0.00
- Adult Signature Restricted Delivery \$ 0.00

Postmark
Eatonville CPU
DEC 20 2020
Eatonville, FL
82751

Postage

Total Postage

Sent To
MACEDONIA REAL ESTATE COMMUNITY
DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA
REF: 331 EAST KENNEDY BOULEVARD
P.O. BOX 952767
LAKE MARY, FL 32795

PS Form 3800, January 2019

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:

MACEDONIA REAL ESTATE COMMUNITY
DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA
REF: 331 EAST KENNEDY BOULEVARD
P.O. BOX 952767
LAKE MARY, FL 32795



9590 9402 7978 2305 3346 67

9589 0710 5270 1231 9536 29

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
C. Date of Delivery
C. E. Buford 12/27/23
- D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

- 3. Service Type
 - Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
P-ID: 35-21-29-0000-00-055, 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751**

THE FOLLOWING ARTICLES AND SECTIONS BELOW APPLY

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-74. - Fences; types, construction material permitted.

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.



**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
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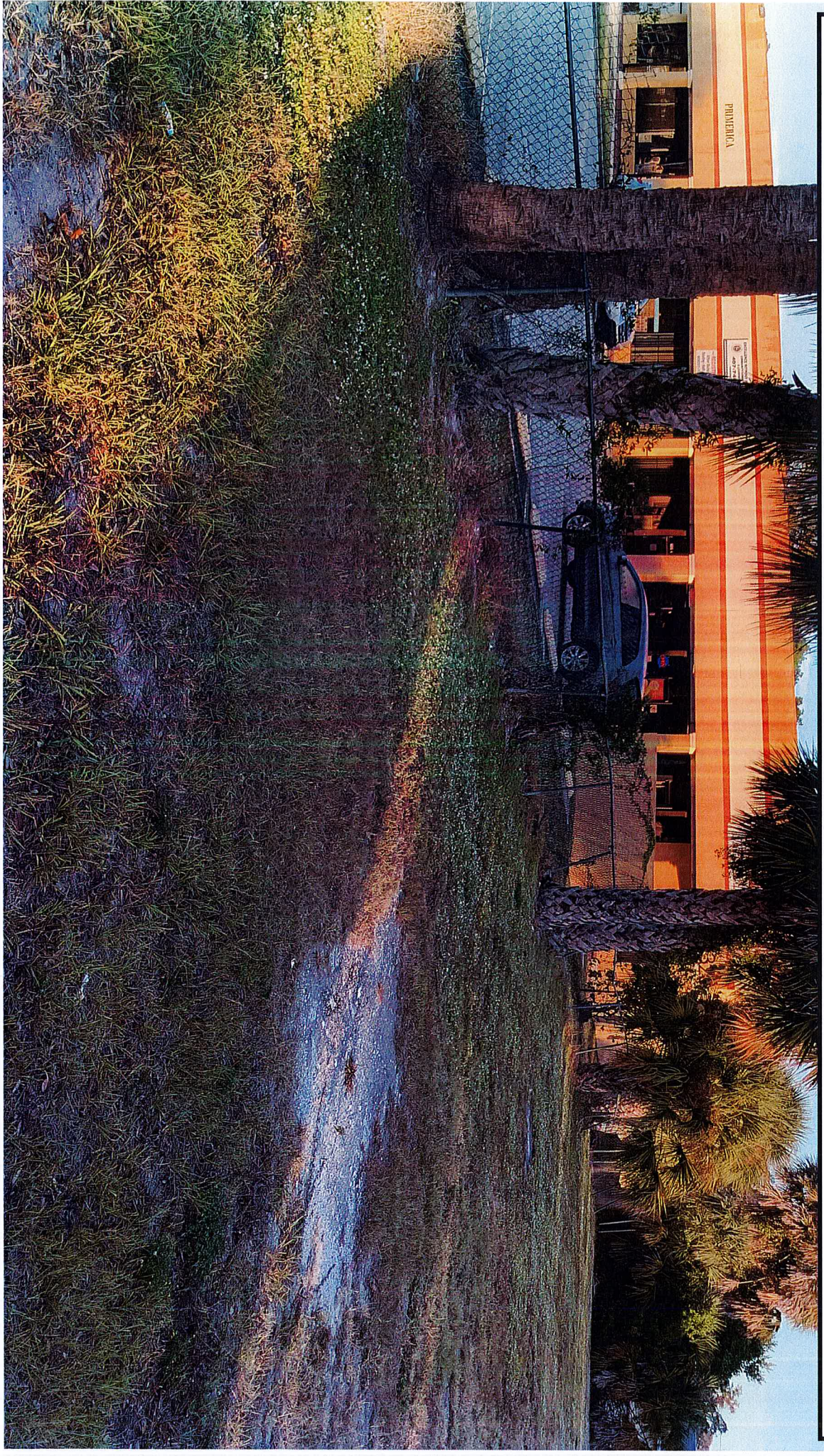
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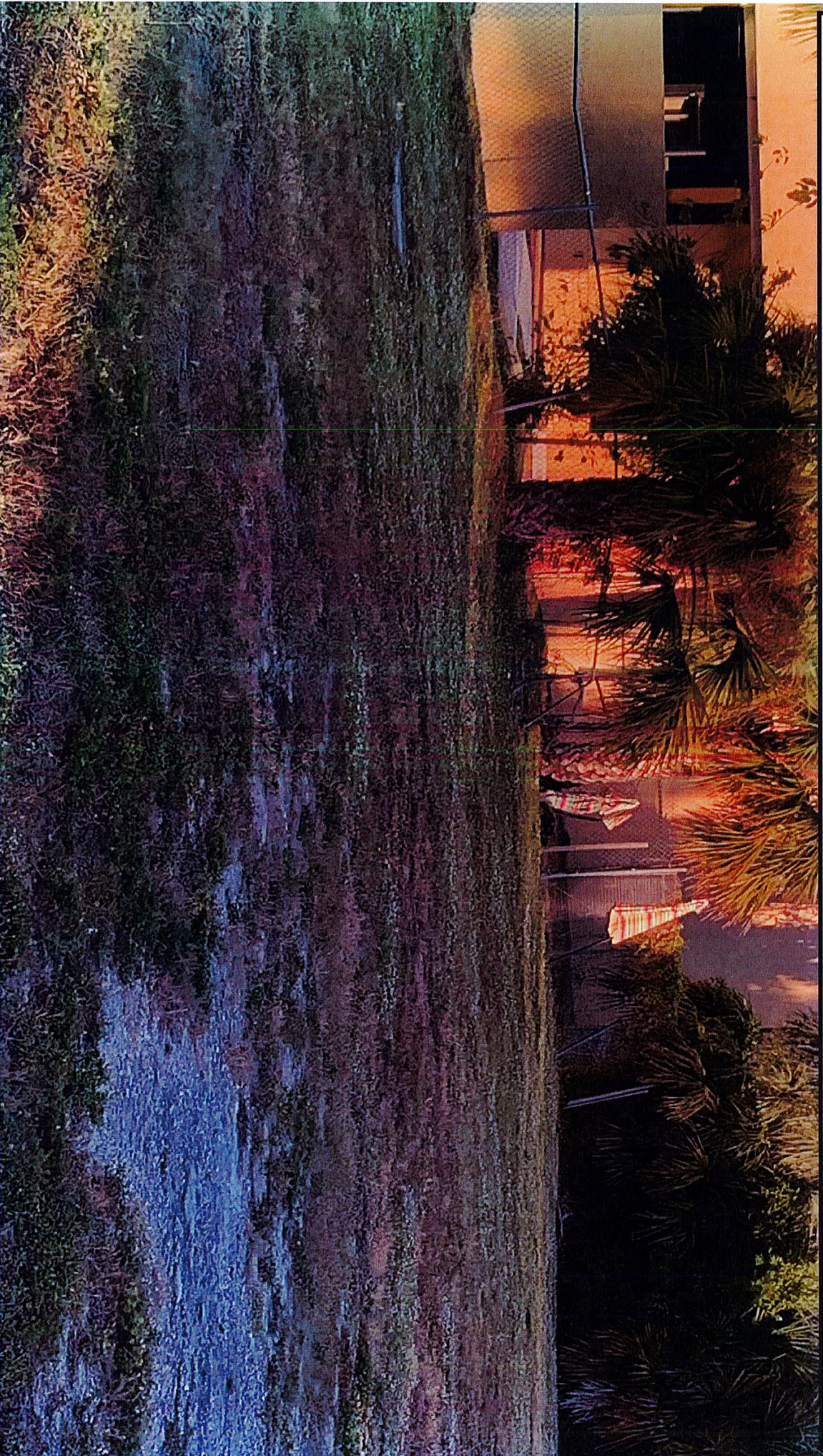
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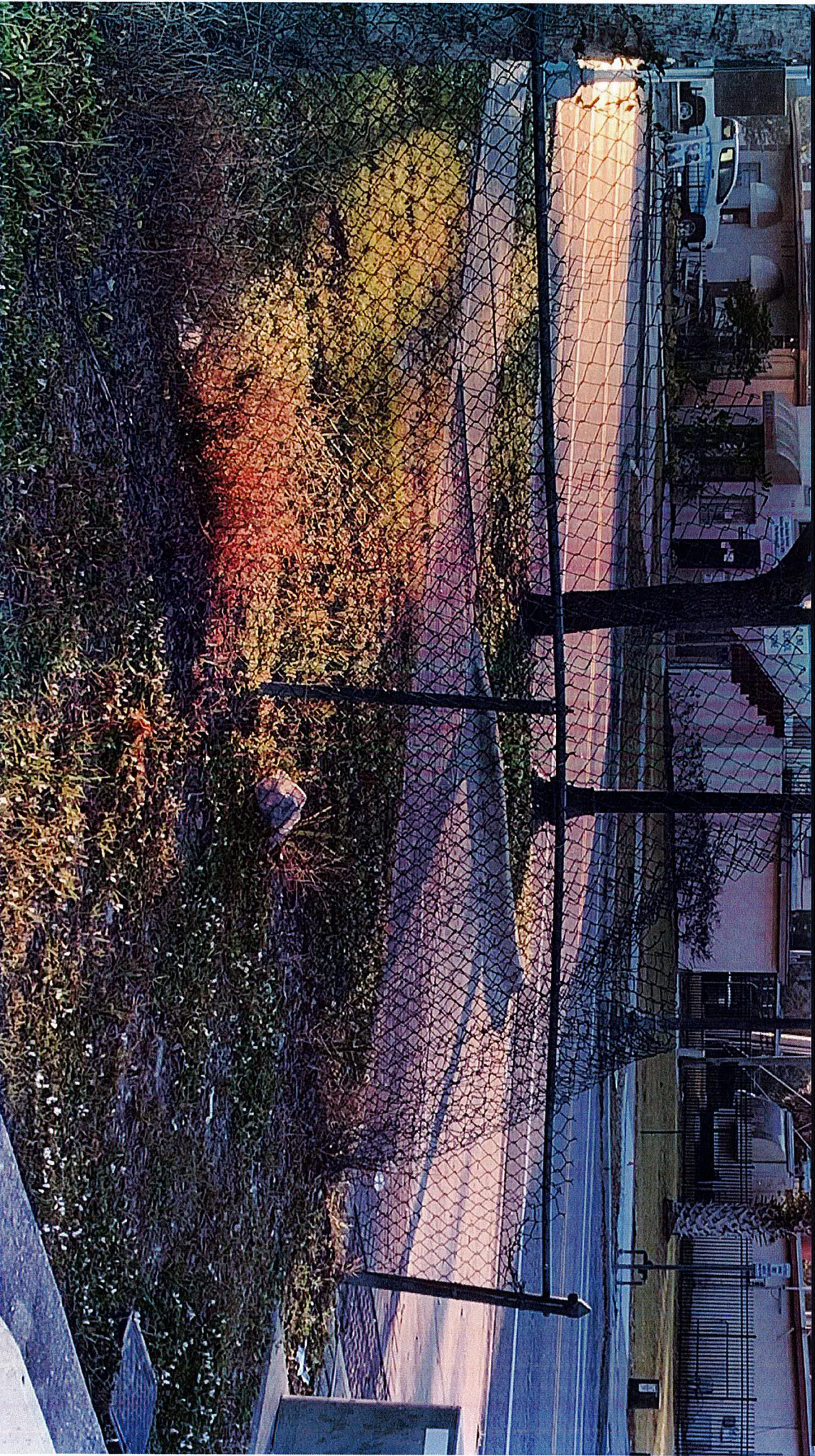
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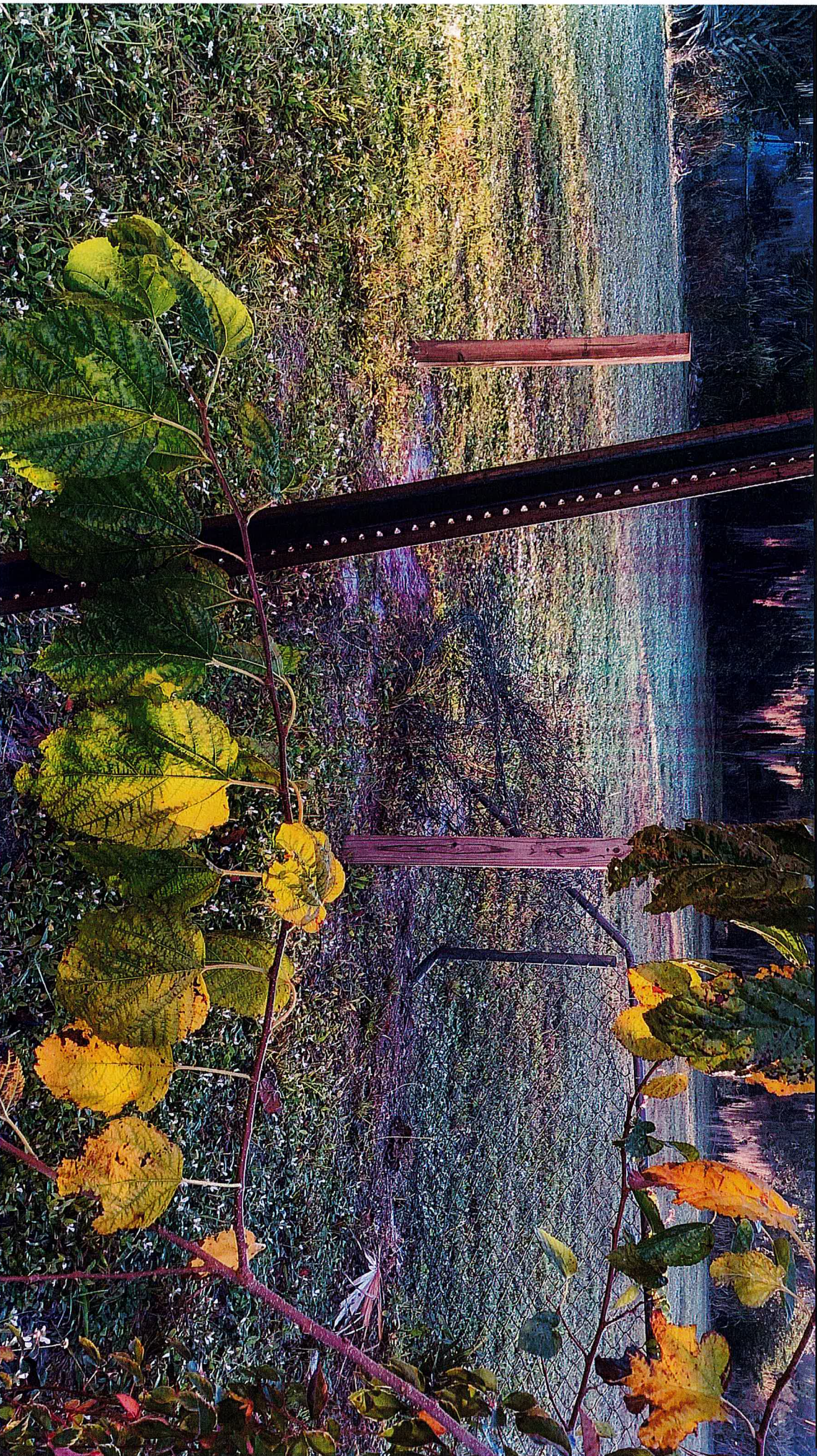
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P-ID: 35-21-29-0000-00-055, 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751**

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CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

Handwritten signature and date: 7/29/2021

TOWN OF EATONVILLE, FLORIDA: CODE CASE#: 23-000391

A Municipal Corporation

CERTIFIED MAIL#: 9589 0710 5270 1231 9536 29

Vs.

**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT
CORPORATION OF EATONVILLE FLORIDA**

P. O. BOX 952767

LAKE MARY, FL 32795

Respondent(s)

RE: 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751,

Parcel ID: 35-21-29-0000-00-055

NOTICE OF HEARING

**TO: MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION
OF EATONVILLE FLORIDA,**

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.

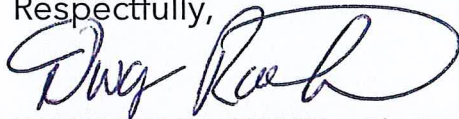
You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the **MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA**, property located at **331 EAST KENNEDY BOULEVARD, 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 7th day of **AUGUST 2024, 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)

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,



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: bnosakhere@townofeatonville.org

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

MACEDONIA MISSIONARY BAPTIST
 CHURCH OF EATONVILLE FLORIDA, INC.
 REF: 331 EAST KENNEDY BOULEVARD
 P. O. BOX 952767
 LAKE MARY, FL 32795
 CODE CASE NO. 23-000391

NEOPOST

FIRST-CLASS MAIL

07/29/2024

US POSTAGE

\$009.64



ZIP 32751
 041M11468919

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:
 MACEDONIA MISSIONARY BAPTIST
 CHURCH OF EATONVILLE FLORIDA, INC.
 REF: 331 EAST KENNEDY BOULEVARD
 P. O. BOX 952767
 LAKE MARY, FL 32795
 CODE CASE NO. 23-000391

2. Article Number (Transfer from service label)
 9589 0710 5270 1545 9071 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature Age Add

B. Received by (Printed Name) Date of D

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

3. Service Type

<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery
<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
<input type="checkbox"/> Insured Mail	

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

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 1545 9071 41
 9589 0710 5270 1545 9071 41

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)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Postage \$ _____

Sent To _____

Street or _____

City, State _____

Postmark Here _____

MACEDONIA MISSIONARY BAPTIST
 CHURCH OF EATONVILLE FLORIDA, INC.
 REF: 331 EAST KENNEDY BOULEVARD
 P. O. BOX 952767
 LAKE MARY, FL 32795
 CODE CASE NO. 23-000391

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1545 9071 41

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)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage

\$

Total Po

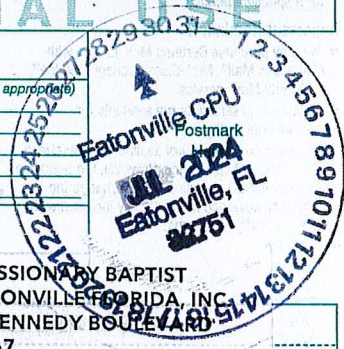
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Sent To

Street an

City, Stai

MACEDONIA MISSIONARY BAPTIST
CHURCH OF EATONVILLE, FLORIDA, INC.
REF: 331 EAST KENNEDY BOULEVARD
P. O. BOX 952767
LAKE MARY, FL 32795
CODE CASE NO. 23-000391





JULY 25, 2024 - 8:47 AM

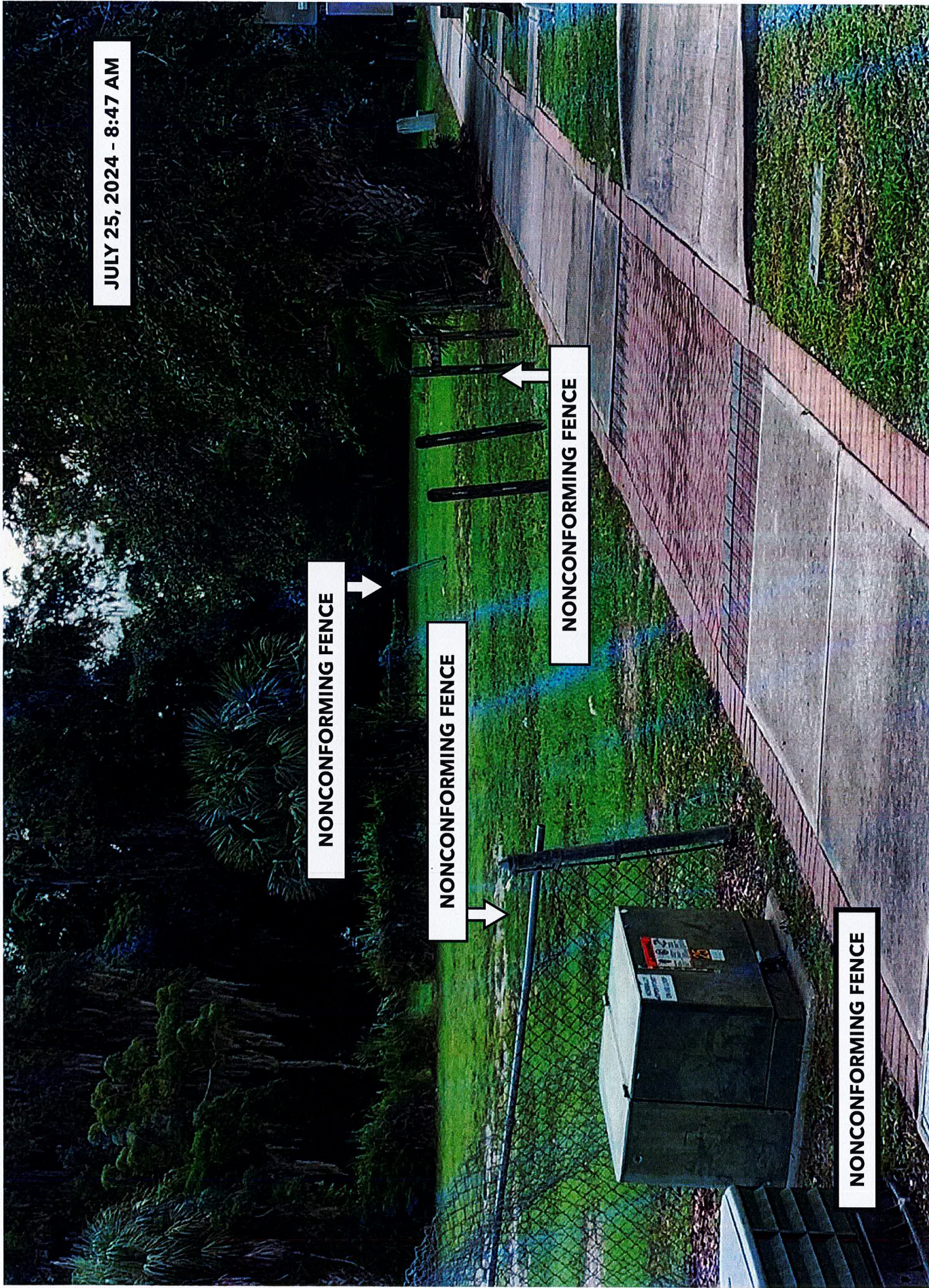
NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
P-ID: 35-21-29-0000-00-055, 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751 (CODE CASE NO. 23-000391).....2**



JULY 25, 2024 - 8:47 AM

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

JULY 25, 2024 - 8:48 AM

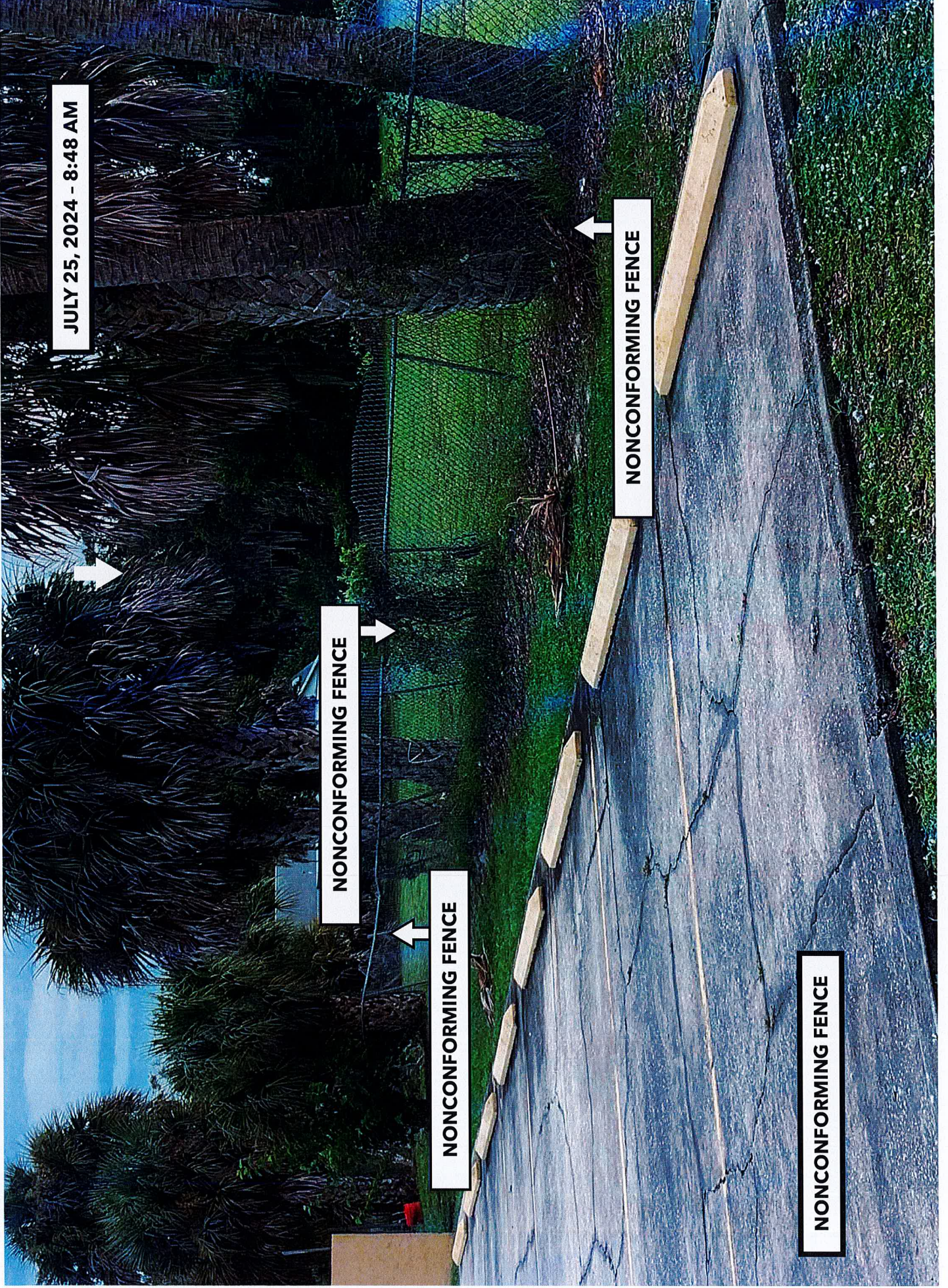
NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE





**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
P-ID: 35-21-29-0000-00-055. 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751 (CODE CASE NO. 23-000391).....5**

JULY 25, 2024 - 8:48 AM

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE



**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
P-ID: 35-21-29-0000-00-055, 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751 (CODE CASE NO. 23-000391).....6**



JULY 25, 2024 - 8:48 AM

NONCONFORMING FENCE

NONCONFORMING FENCE

**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
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JULY 25, 2024 - 8:48 AM

\$250.00 FINE
STRICTLY ENFORCED

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

NONCONFORMING FENCE

**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
P-ID: 35-21-29-0000-00-055, 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751 (CODE CASE NO. 23-000391).....8**



JULY 25, 2024 - 8:49 AM

**\$250.00 FINE
STRICTLY
ENFORCED**

NONCONFORMING FENCE

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**MACEDONIA REAL ESTATE COMMUNITY DEVELOPMENT CORPORATION OF EATONVILLE FLORIDA,
P-ID: 35-21-29-0000-00-055, 331 EAST KENNEDY BOULEVARD, EATONVILLE, FL 32751 (CODE CASE NO. 23-000391).....9**



JULY 25, 2024 - 8:49 AM

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