



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 25-Jun-2026)

Parcel Number

10-31-15-19980-000-0010

- Owner Name
SANTANGELO, DANIEL L
SANTANGELO, JANICE D
- Property Use
0110 Single Family Home
- Site Address
600 FLAMINGO DR
MADEIRA BEACH, FL 33708
- Mailing Address
600 FLAMINGO DR
MADEIRA BEACH, FL 33708-2328
- Legal Description
CRYSTAL ISLAND 1ST ADD LOT 1
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1965

Living SF	Gross SF	Living Units	Buildings
1,682	2,288	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
10714/1616	\$621,700	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	53/35


2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$538,765	\$538,765	\$538,765	\$538,765	\$538,765

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$828,222	\$696,673	\$696,673	\$828,222	\$696,673
2023	N	\$897,983	\$633,339	\$633,339	\$897,983	\$633,339
2022	N	\$776,824	\$575,763	\$575,763	\$776,824	\$575,763
2021	N	\$593,410	\$523,421	\$523,421	\$593,410	\$523,421
2020	N	\$475,837	\$475,837	\$475,837	\$475,837	\$475,837

2025 Tax Information

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
04-Nov-1999	\$225,000	Q	I	ZIESMAN MARTIN E	SANTANGELO, DANIEL L	10714/1616

2025 Land Information

Land Area: \cong 8,999 sf | \cong 0.20 acres Frontage and/or View: Canal/River Seawall: Yes

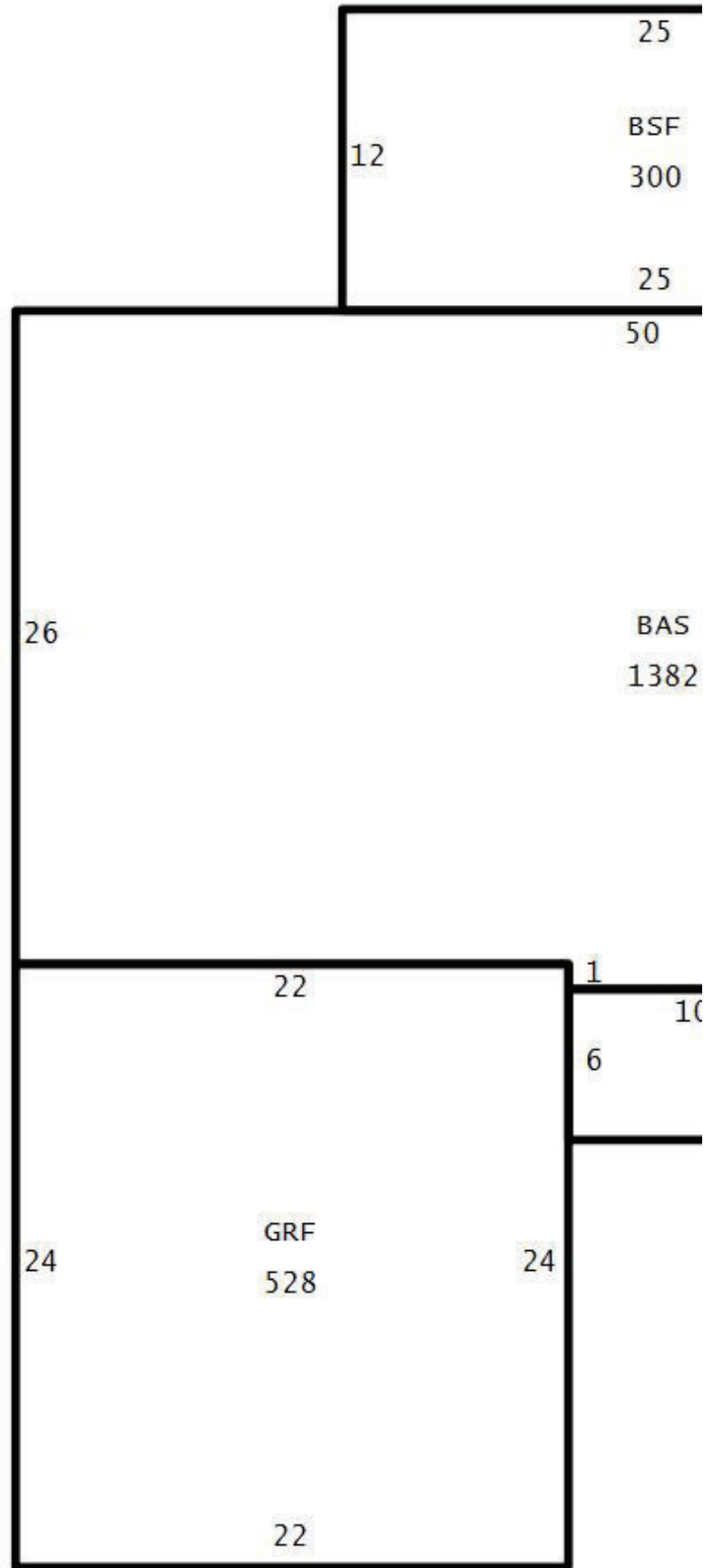
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x120	\$9,000	75.00	FF	.9004	\$607,770

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured		
Floor System:	Slab On Grade	Base (BAS): 1,382	1,382
Exterior Walls:	Cb Stucco/Cb Reclad	Base Semi-finished (BSF): 300	300
Unit Stories:	1	Garage (GRF): 0	528
Living Units:	1	Open Porch (OPF): 0	78
Roof Frame:	Gable Or Hip	Total Area SF: 1,682	2,288
Roof Cover:	Concrete Tile/Metal		
Year Built:	1965		
Building Type:	Single Family		
Quality:	Average		
Floor Finish:	Carpet/ Vinyl/Asphalt		

Structural Elements

Interior Finish: Drywall/Plaster
 Heating: Central Duct
 Cooling: Cooling (Central)
 Fixtures: 6
 Effective Age: 48



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$51.00	264.0	\$13,464	\$5,655	1993
FIREPLACE	\$4,200.00	1	\$4,200	\$4,200	1990
PATIO/DECK	\$15.00	156.0	\$2,340	\$936	1965
PATIO/DECK	\$5.00	200.0	\$1,000	\$1,000	1965

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
WND-25-00857	DOCK	01/12/2026	\$0
2025-3925-DOCK	DOCK	10/16/2025	\$21,360
201110776	MISCELLANEOUS	04/25/2011	\$1,000
P3336703	DOCK	08/19/2003	\$0
P2991501	DOCK	06/04/2001	\$0
PER-H-CB233446	BOAT LIFT/DAVIT	04/12/2001	\$500
97701	ROOF	11/24/1997	\$1,250

Adam Ross, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Feb 28, 2026				
Pay this Amount	\$8649.89				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115237		MB

PARCEL NO.: 10/31/15/19980/000/0010
SITE ADDRESS:600 FLAMINGO DR, MADEIRA BEACH
PLAT: 53 PAGE: 35
LEGAL:
CRYSTAL ISLAND 1ST ADD
LOT 1

SANTANGELO, DANIEL L
SANTANGELO, JANICE D
600 FLAMINGO DR
MADEIRA BEACH, FL 33708-2328

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5423	538,765	0	538,765	2,447.23	
HEALTH DEPARTMENT	0.0713	538,765	0	538,765	38.41	
EMS	0.8050	538,765	0	538,765	433.71	
SCHOOL-STATE LAW	3.0450	538,765	0	538,765	1,640.54	
SCHOOL-LOCAL BD.	3.2480	538,765	0	538,765	1,749.91	
MADEIRA BEACH	2.7500	538,765	0	538,765	1,481.60	
SW FLA WTR MGMT.	0.1831	538,765	0	538,765	98.65	
PINELLAS COUNTY PLN.CNCL.	0.0175	538,765	0	538,765	9.43	
JUVENILE WELFARE BOARD	0.8250	538,765	0	538,765	444.48	
SUNCOAST TRANSIT AUTHORITY	0.7300	538,765	0	538,765	393.30	
TOTAL MILLAGE 16.2172					GROSS AD VALOREM TAXES \$8,737.26	

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS \$0.00	

TAXES BECOME DELINQUENT APRIL 1ST COMBINED GROSS TAXES AND ASSESSMENTS \$8,737.26

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

DECEMBER 29, 2025

SANTANGELO, DANIEL L
SANTANGELO, JANICE D
600 FLAMINGO DR
MADEIRA BEACH, FL 33708
Case Number: CE-25-186

RE Property: 600 FLAMINGO DR

Parcel #10-31-15-19980-000-0010

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Violation Detail(s):

Work without a permit – hurricane remodel.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

JANUARY 12, 2026

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



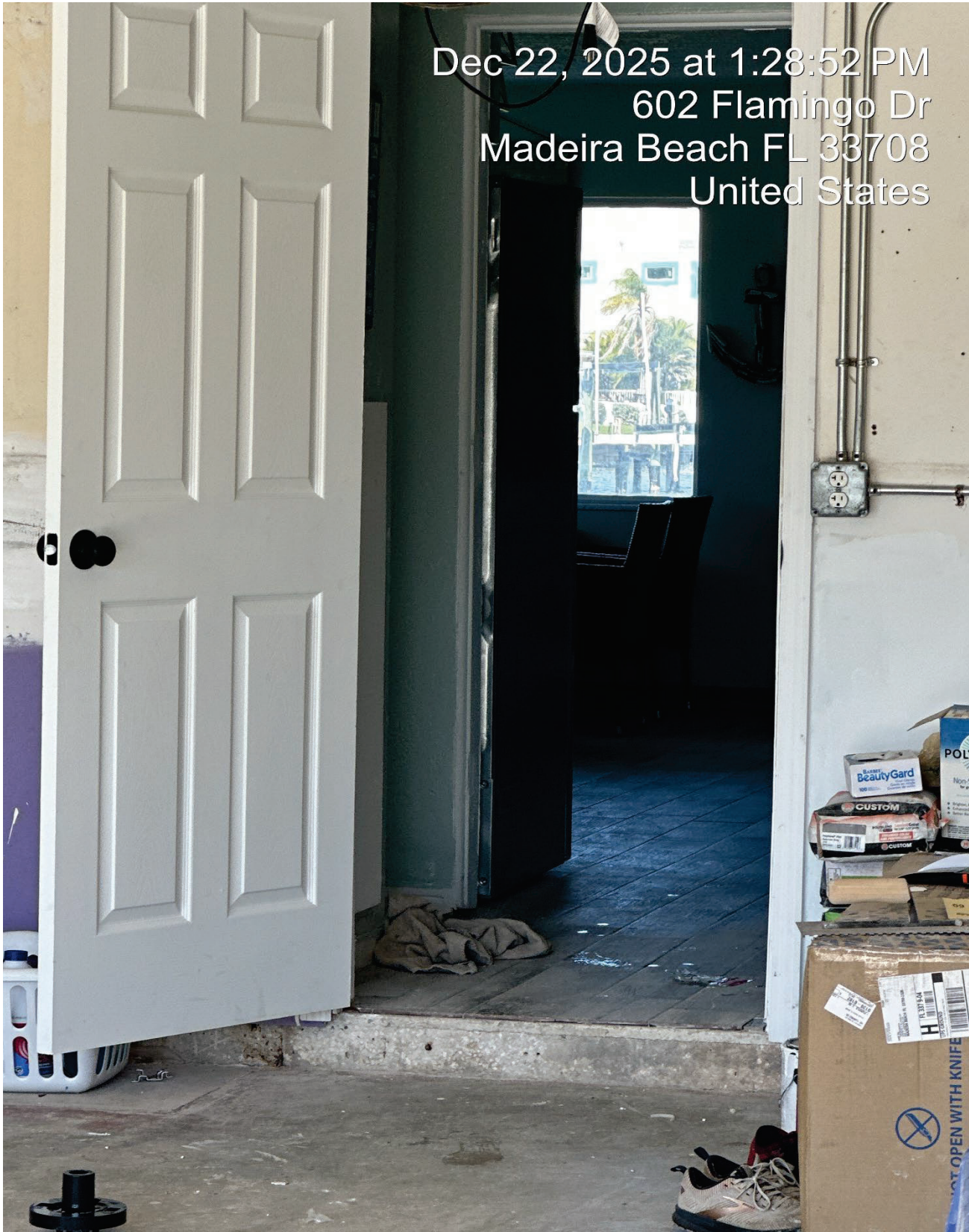
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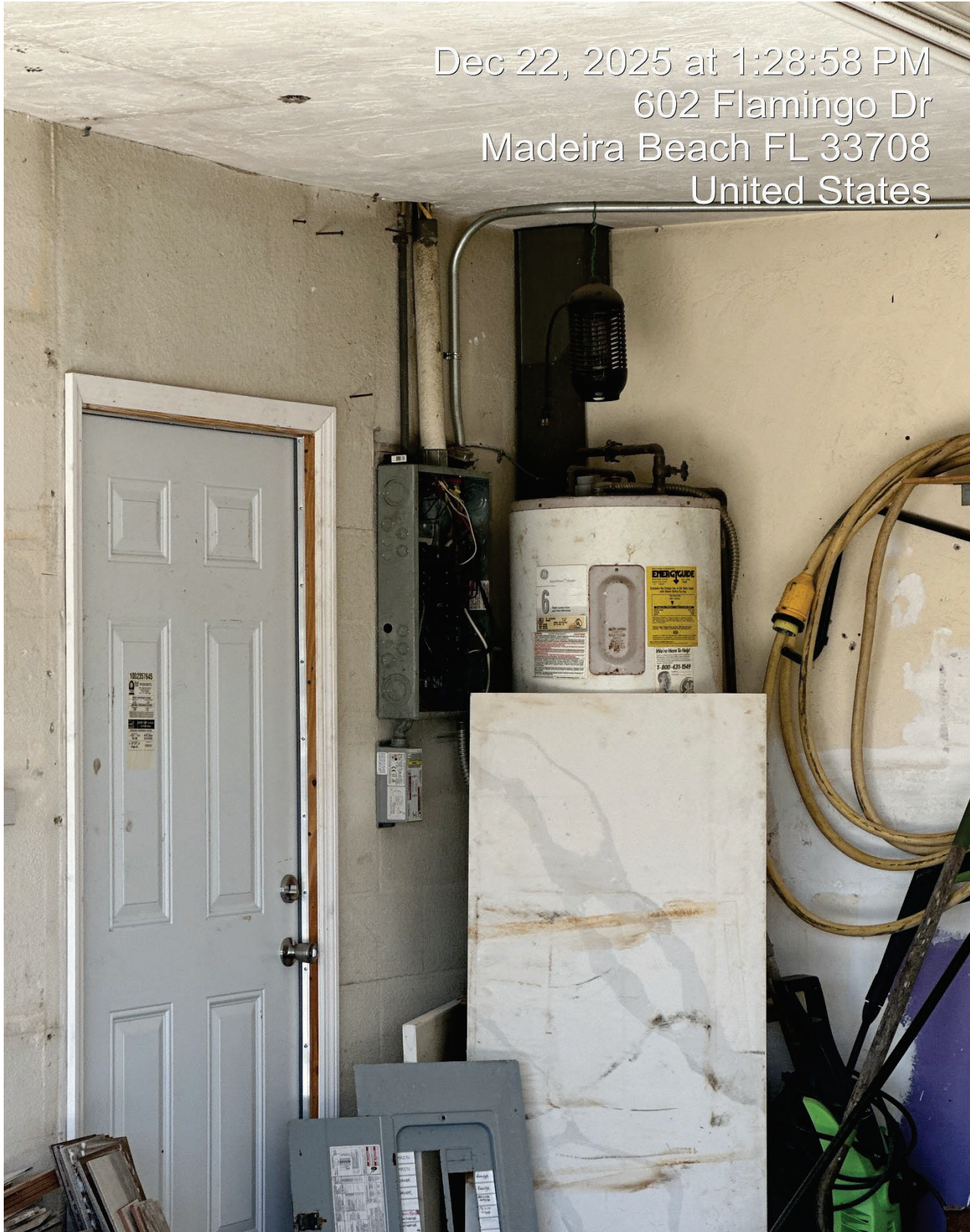
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STOP WORK ORDER POSTED 12/22/2025



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JANUARY 22, 2025

SANTANGELO, DANIEL L
SANTANGELO, JANICE D
600 FLAMINGO DR
MADEIRA BEACH, FL 33708
Case Number: CE-25-186

RE Property: 600 FLAMINGO DR

Parcel #10-31-15-19980-000-0010

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

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Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

FEBRUARY 5, 2026

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

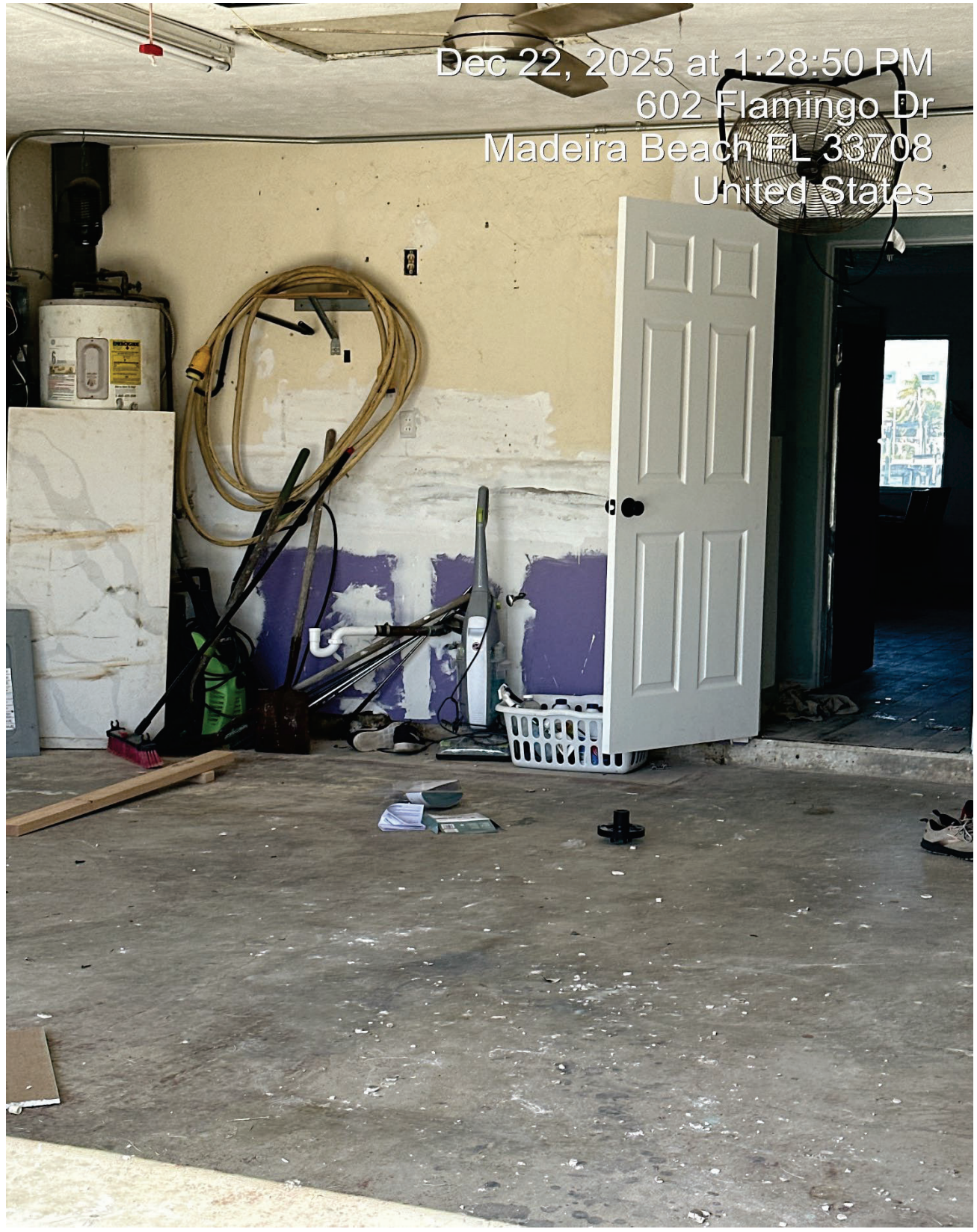
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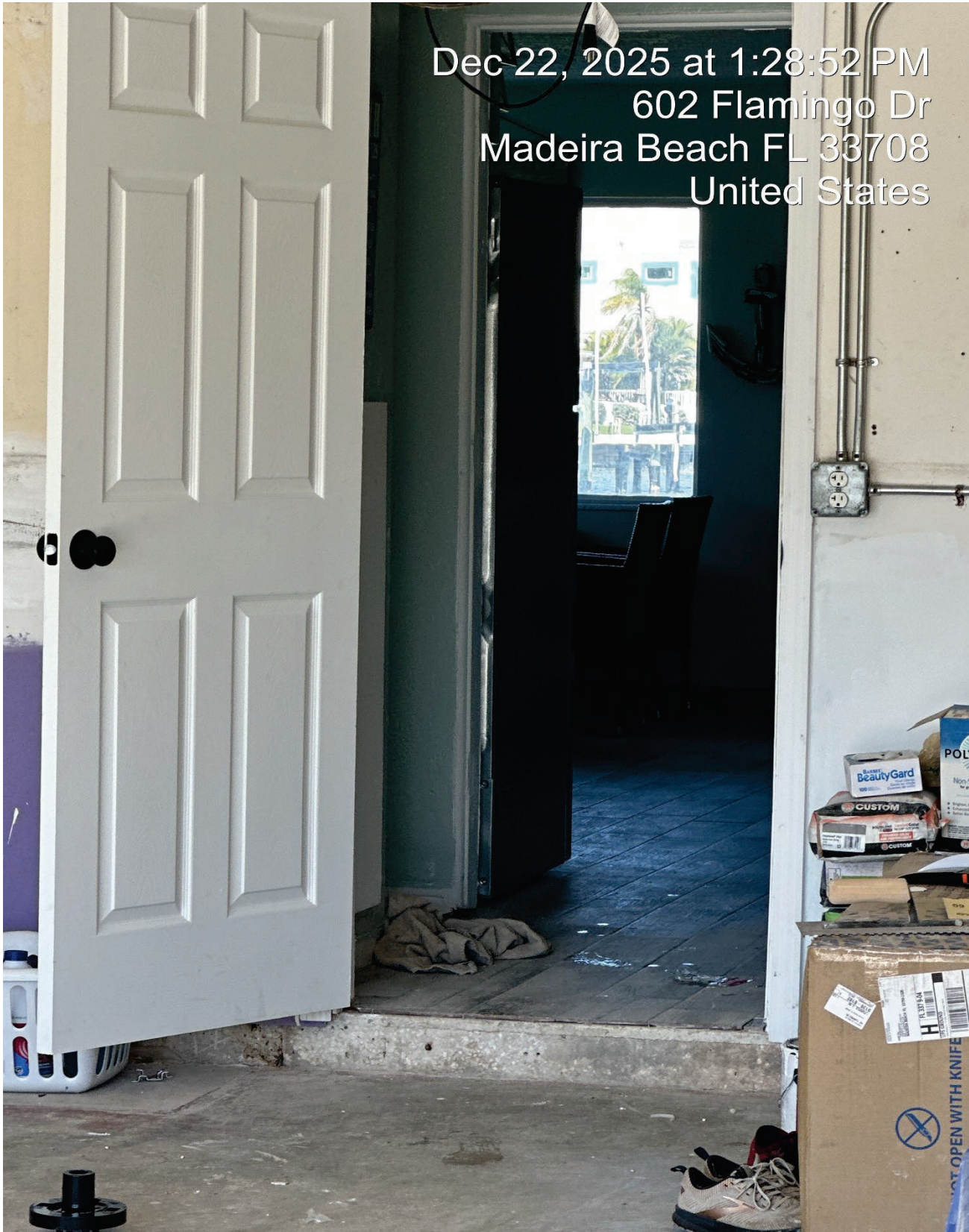
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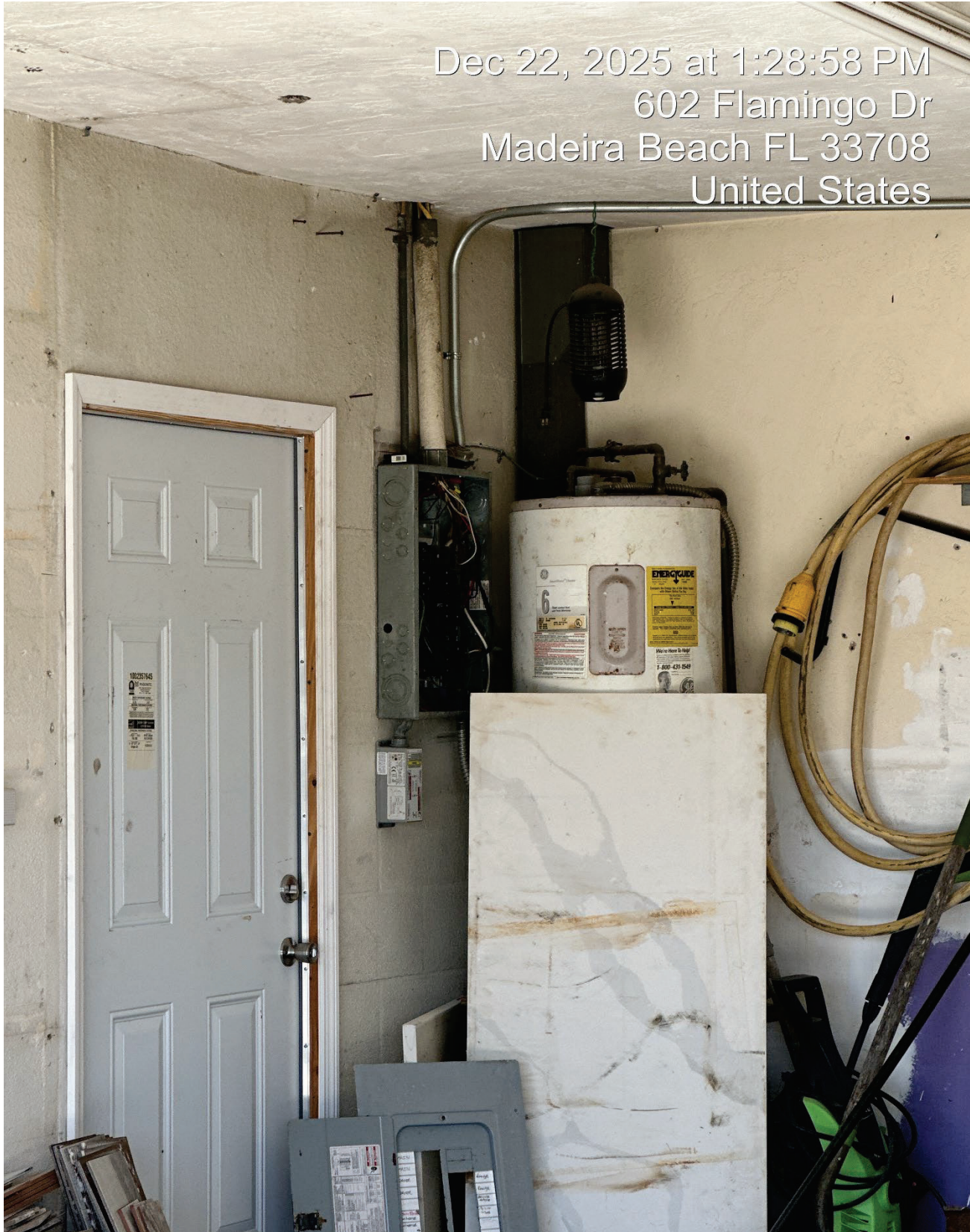
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

6/26/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.
SANTANGELO, DANIEL L
SANTANGELO, JANICE D
600 FLAMINGO DR
MADEIRA BEACH, FL 33708-2328

CASE NO. CE-25-186

Respondents.

RE Property: 600 FLAMINGO DR

Parcel # 10-31-15-19980-000-0010

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



**Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

6/26/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-186

SANTANGELO, DANIEL L
SANTANGELO, JANICE D
600 FLAMINGO DR
MADEIRA BEACH, FL 33708-2328

Respondents.

RE Property: 600 FLAMINGO DR

Parcel #10-31-15-19980-000-0010

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6th** day of **JULY, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 26th day of June 2026.



**Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

6/26/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-186

SANTANGELO, DANIEL L
SANTANGELO, JANICE D
600 FLAMINGO DR
MADEIRA BEACH, FL 33708-2328

Respondents.

RE Property: 600 FLAMINGO DR

Parcel #10-31-15-19980-000-0010

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit and Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 600 FLAMINGO DR, Parcel #10-31-15-19980-000-0010 the City of Madeira Beach.

On the 26 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

**Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach**

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 25th day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:11:29 PM



