



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 24-Jun-2026)

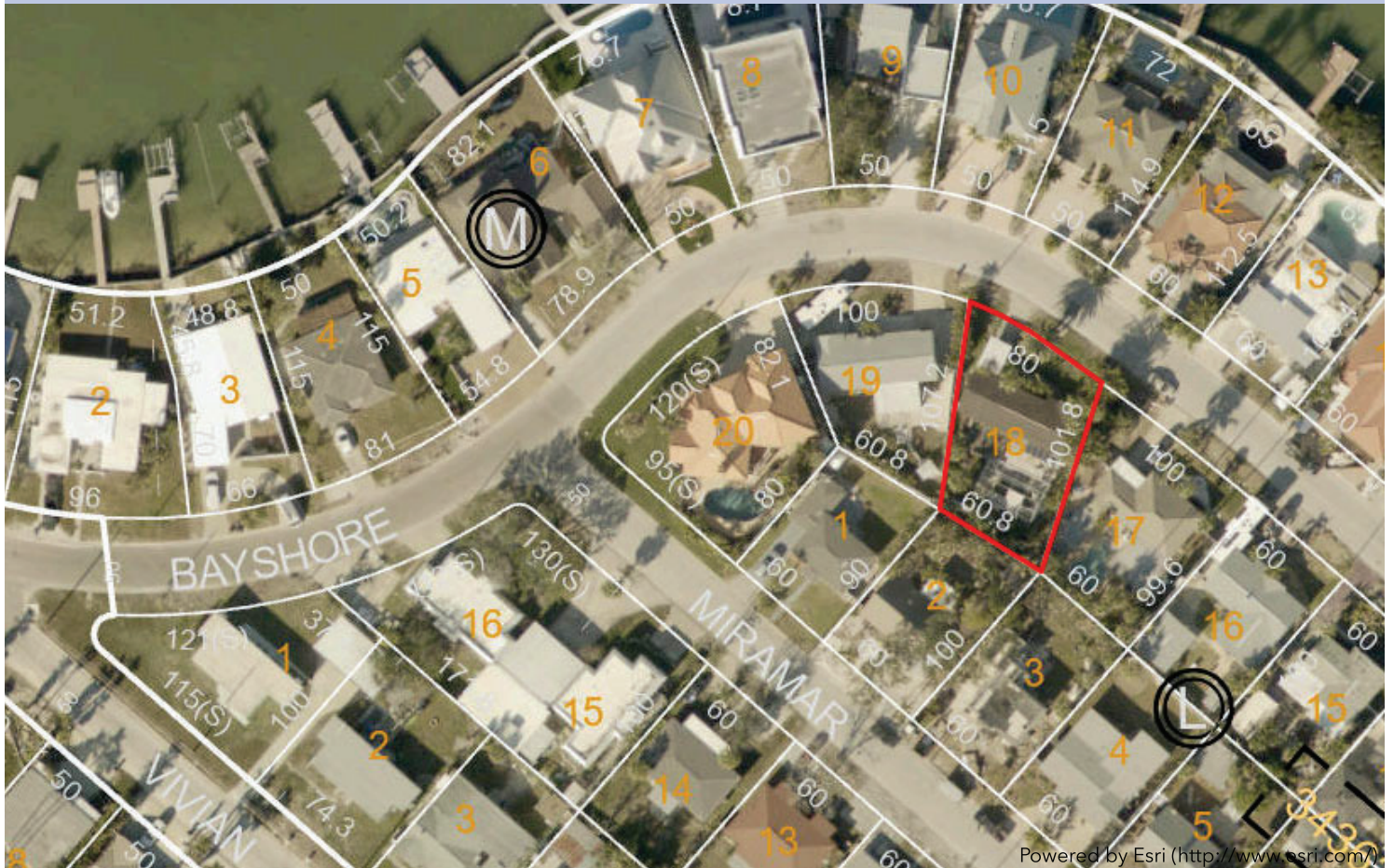
Parcel Number

10-31-15-34362-012-0180

- Owner Name
HARPER, ANNA C
- Property Use
0090 Vacant Residential Land w/XFSB
- Site Address
**14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708**
- Mailing Address
**14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2211**
- Legal Description
GULF SHORES 3RD ADD REPLAT BLK L, LOT 18
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
n/a

Living SF	Gross SF	Living Units	Buildings
n/a	n/a	n/a	0

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	Yes	100%		
2025	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
13435/2348	\$365,000	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	21/32


2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$314,739	\$170,608	\$119,886	\$145,608	\$119,886

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$509,485	\$165,800	\$115,800	\$140,800	\$115,800
2023	Y	\$547,732	\$160,971	\$110,971	\$135,971	\$110,971
2022	Y	\$475,570	\$156,283	\$106,283	\$131,283	\$106,283
2021	Y	\$338,083	\$151,731	\$101,731	\$126,731	\$101,731
2020	Y	\$322,753	\$149,636	\$99,636	\$124,636	\$99,636

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
15-Mar-2004	\$221,700	Q	I	MACMILLAN RICHARD	COZMI, ANNA	13435/2348
02-Jun-2000	\$135,900	Q	I	BARRETT EARL J JR	MACMILLAN, RICHARD P	10932/1028
20-Aug-1992	\$65,500	Q	I	MCCONNELL MARY G	BARRETT, EARL J. JR	08005/1708
31-Dec-1980	\$55,000	Q				05036/1753
31-Dec-1970	\$16,500	Q				03378/0341

2025 Land Information

Land Area: \cong 7,070 sf | \cong 0.16 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	72x104	\$5,200	72.00	FF	1.0300	\$385,632

2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ENCLOSURE	\$10.00	1,608.0	\$16,080	\$7,718	2005
PATIO/DECK	\$15.00	165.0	\$2,475	\$990	1998

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$42,000.00	1	\$42,000	\$16,800	1998

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
290210372	ADDITION/REMODEL/RENOVATION	04/23/2021	\$61,670
PER-H-CB327382	ENCLOSURE	09/16/2005	\$1,800
9800409	POOL	08/06/1998	\$13,744
9800388	PATIO/DECK	08/06/1998	\$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 Received By	May 29, 2026				
Pay this Amount	\$2206.28				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115540		MB

PARCEL NO.: 10/31/15/34362/012/0180
SITE ADDRESS: 14076 N BAYSHORE DR, MADEIRA BEACH
PLAT: 21 PAGE: 32
LEGAL:
GULF SHORES 3RD ADD REPLAT
BLK L, LOT 18

HARPER, ANNA C
14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2211

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	170,608	50,722	119,886	544.56
HEALTH DEPARTMENT	0.0713	170,608	50,722	119,886	8.55
EMS	0.8050	170,608	50,722	119,886	96.51
SCHOOL-STATE LAW	3.0450	170,608	25,000	145,608	443.38
SCHOOL-LOCAL BD.	3.2480	170,608	25,000	145,608	472.93
MADEIRA BEACH	2.7500	170,608	50,722	119,886	329.69
SW FLA WTR MGMT.	0.1831	170,608	50,722	119,886	21.95
PINELLAS COUNTY PLN.CNCL.	0.0175	170,608	50,722	119,886	2.10
JUVENILE WELFARE BOARD	0.8250	170,608	50,722	119,886	98.91
SUNCOAST TRANSIT AUTHORITY	0.7300	170,608	50,722	119,886	87.52
TOTAL MILLAGE	16.2172			GROSS AD VALOREM TAXES	\$2,106.10

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$2,106.10
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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
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HARPER, ANNA C
14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2211



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

DECEMBER 2, 2025

HARPER, ANNA C
14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708
Case Number: CE-25-163

RE Property: 14076 N BAYSHORE DR

Parcel #10-31-15-34362-012-0180

Legal Description: GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

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. 110-447. - Location and height of fences, hedges, and walls.

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

(3)All gates or doors opening through such enclosure shall be of self-closing and self-latching construction and shall be designed to permit locking. The releasing device for the latch shall be located no less than 54 inches from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside.

Sec. 14-69. - Same—Maintenance of the exterior of premises.

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.



The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(5)Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.

(7)Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitoes and other insects.

Violation Detail(s):

Safety fence insufficient for temporary pool barrier. Leftover building debris on property. Silt fence torn and falling down. Overgrown vegetation across the property. Plumbing sticking out of ground creates a potential safety hazard / unsanitary condition and fails to meet the requirements for proper demolition and removal of utilities and plumbing systems. Standing water in pool collecting algae and mosquitoes.

Corrective Action(s):

Either a licensed contractor or the property owner can apply for and obtain a fence permit for temporary pool barrier with appropriate material and height. Remove any and all debris remaining including silt fence as it is no longer needed. Pool needs to be cleaned and/or drained. Ensure proper capping or removal of plumbing to eliminate potential hazards.

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

Follow up date:
DECEMBER 16, 2025

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

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.

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.

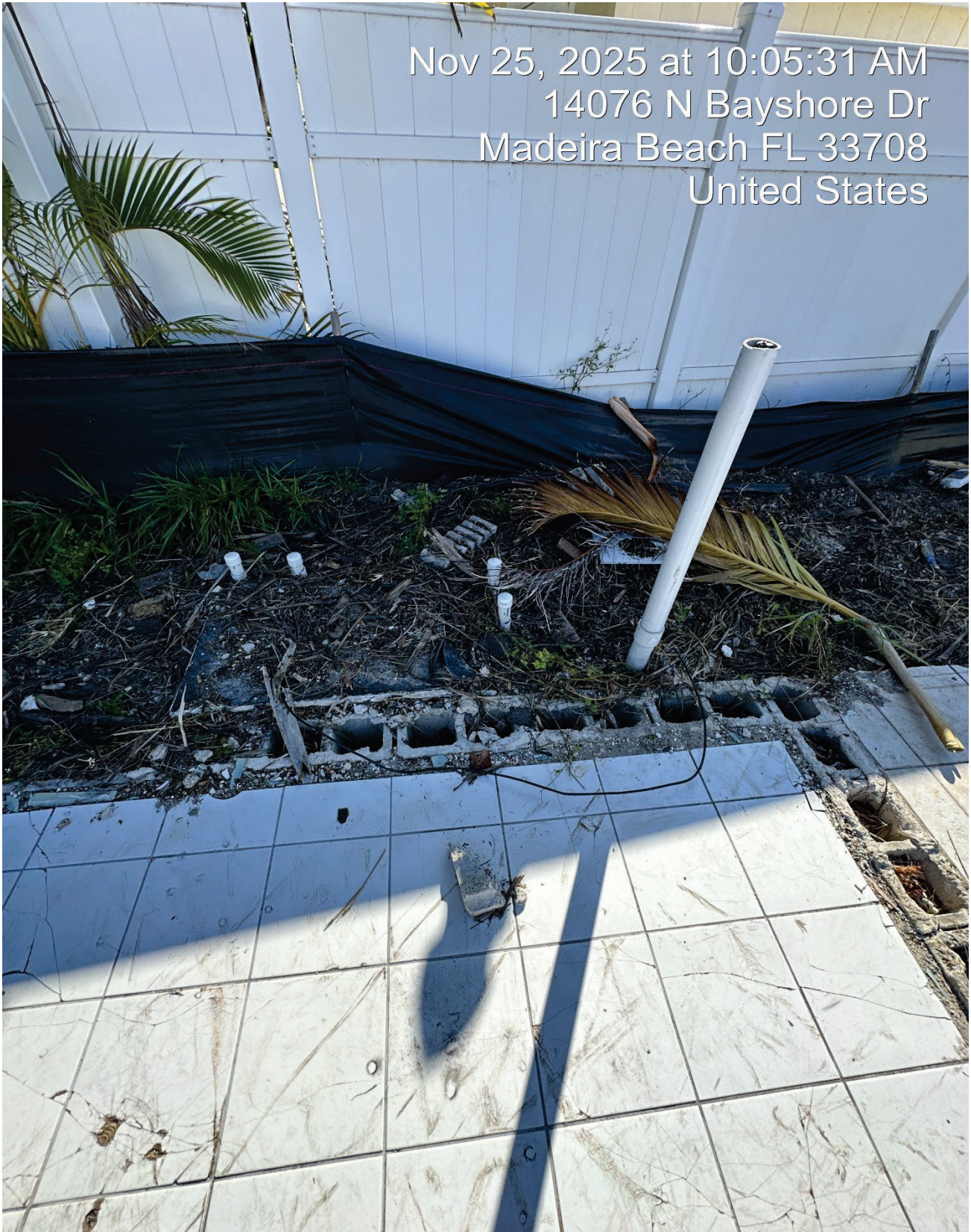


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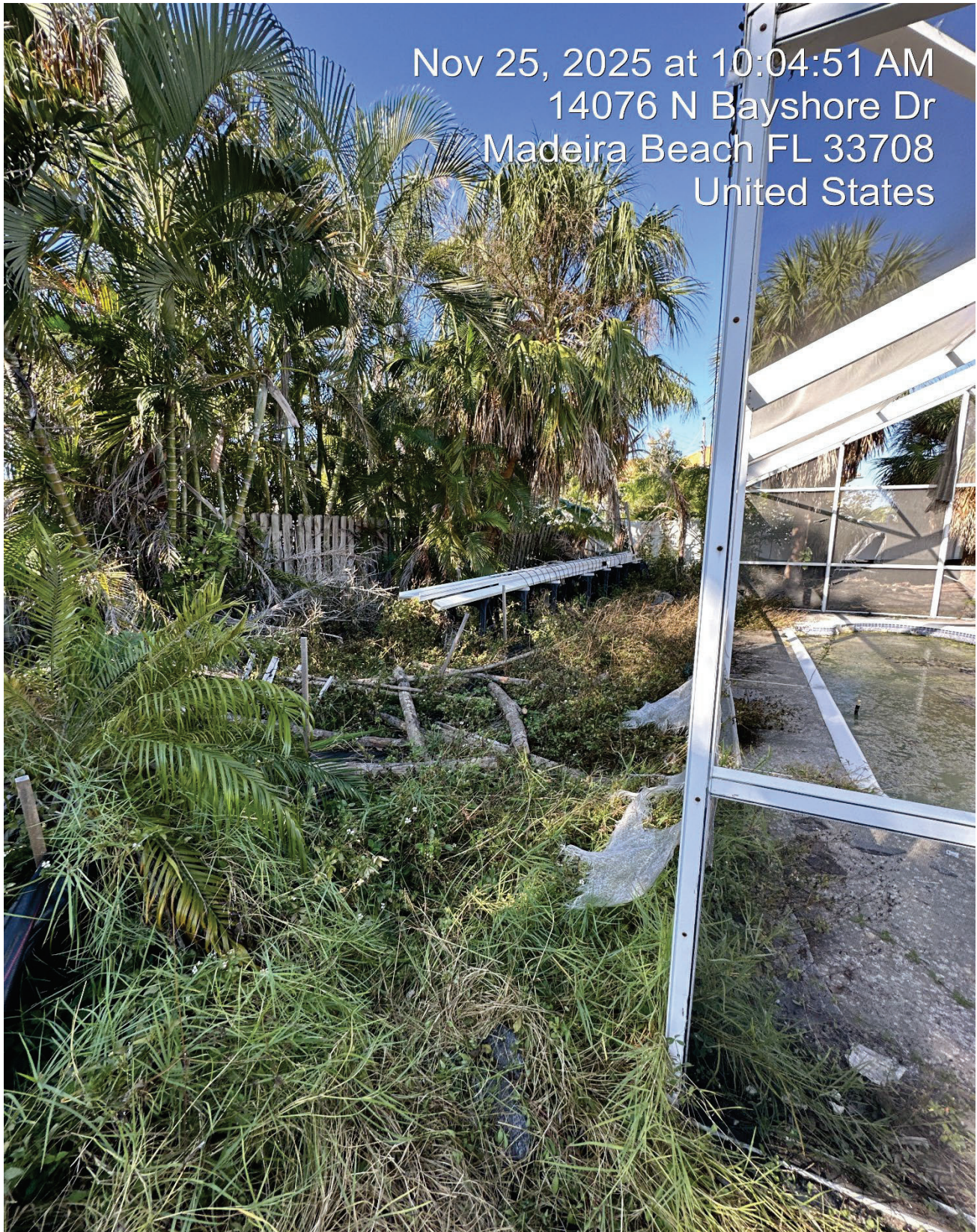


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Nov 25, 2025 at 10:05:31 AM
14076 N Bayshore Dr
Madeira Beach FL 33708
United States



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

DECEMBER 16, 2025

HARPER, ANNA C
14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708
Case Number: CE-25-163

RE Property: 14076 N BAYSHORE DR

Parcel #10-31-15-34362-012-0180

Legal Description: GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

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. 110-447. - Location and height of fences, hedges, and walls.

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(3)All gates or doors opening through such enclosure shall be of self-closing and self-latching construction and shall be designed to permit locking. The releasing device for the latch shall be located no less than 54 inches from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside.

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Corrective Action(s):

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

Follow up date:
DECEMBER 30, 2025

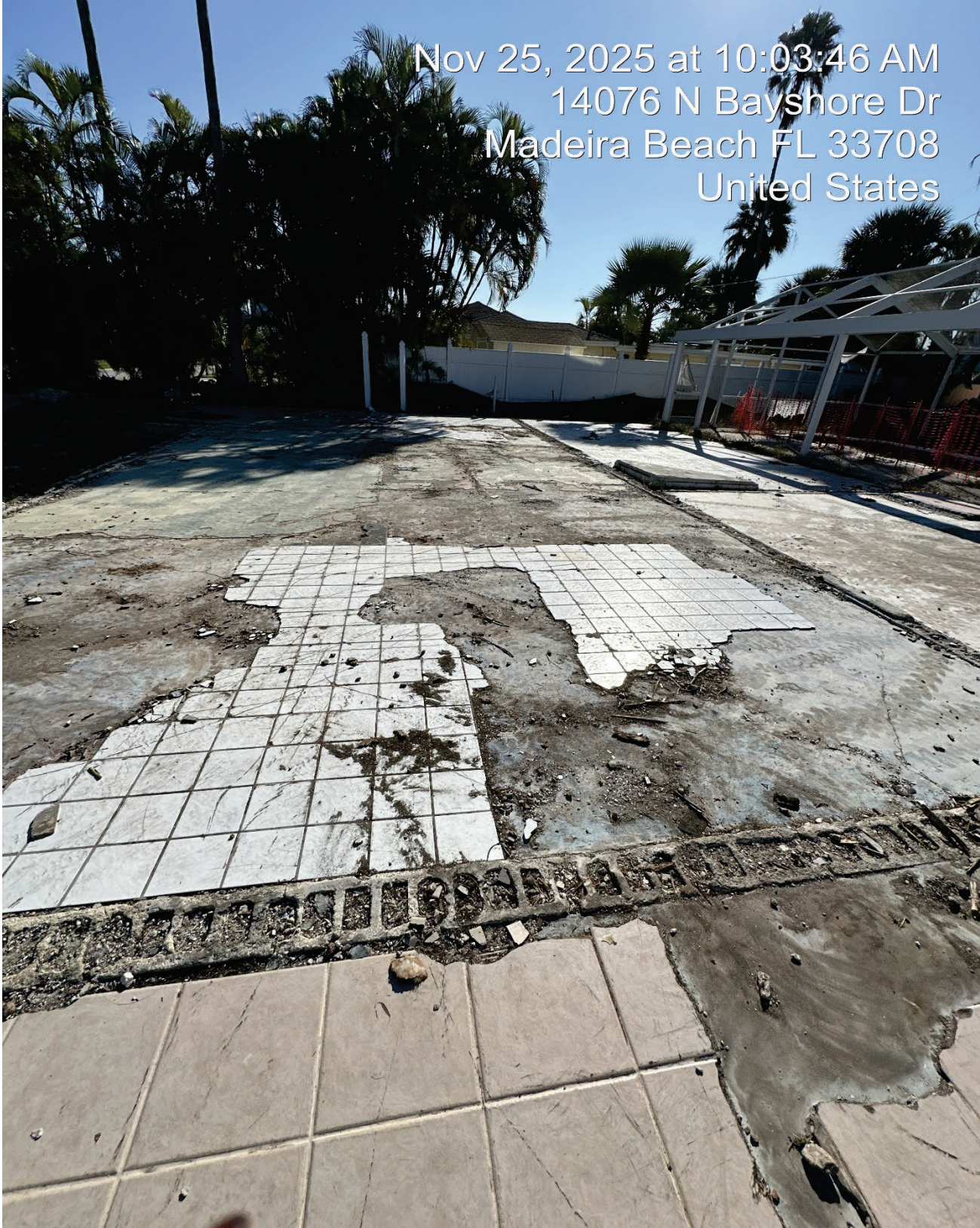
City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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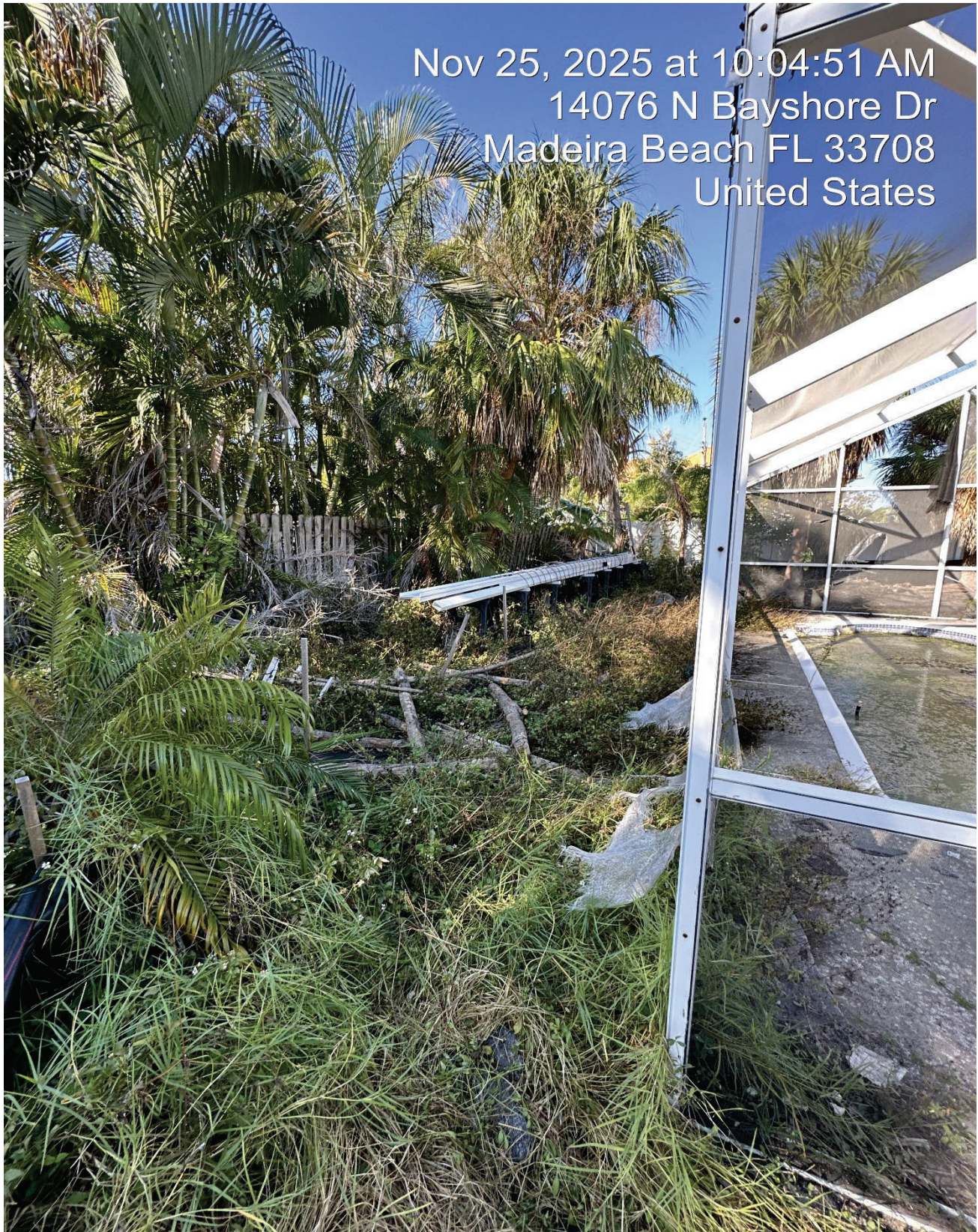
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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



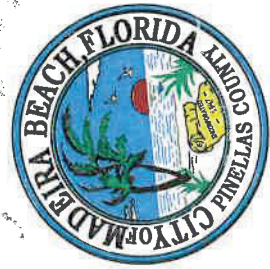
9589 0710 5270 3511 8517 62



quadrant
FIRST-CLASS MAIL
IMI
\$010.44⁹
12/16/2025 ZIP 33708
043M31233717

DECEMBER 10, 2023

HARPER, ANNA C
14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708
Case Number: CE-25-163



300 Municipal Drive
Madeira Beach, Florida 33708

DECEMBER 16, 2025

HARPER, ANNA C
300 N. BAYSHORE DR

CERTIFIED MAIL®

PA FL 335

DEC 2025 PM 6 L



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quodient
FIRST-CLASS MAIL
IMI
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12/16/2025 ZIP 3370
043M31233717



W.M.
12/19
MSK
Dave

NIXIE
339 DE 1
0001/03/25
RETURN TO SENDER
NO MAIL TO FORWARD
UNABLE TO FORWARD

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

June 25, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-163

HARPER, ANNA C
14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14076 N BAYSHORE DR

Parcel #10-31-15-34362-012-0180

Legal Description: GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

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. 110-447. - Location and height of fences, hedges, and walls.

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

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- (7)Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitoes and other insects.

Please bring the property into compliance 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.

Connor Mecko

**Conner Mecko, Code Compliance Specialist
City of Madeira Beach**

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

June 25, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

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MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14076 N BAYSHORE DR

Parcel #10-31-15-34362-012-0180

Legal Description: GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

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 Hall 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. 110-447. - Location and height of fences, hedges, and walls.

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

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(7)Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitoes and other insects.

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 25 day of June, 2026.

Connor Mecko

**Conner Mecko, Code Compliance Specialist
City of Madeira Beach**

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

June 25, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-163

HARPER, ANNA C
14076 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14076 N BAYSHORE DR

Parcel #10-31-15-34362-012-0180

Legal Description: GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

AFFIDAVIT OF SERVICE

I, Connor Mecko, 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 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14076 N BAYSHORE DR, Parcel #10-31-15-34362-012-0180 the City of Madeira Beach.

On the 25 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.

Connor Mecko

**Connor Mecko, 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 Connor Mecko, 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 2:43:55 PM



NOTICE OF CONSTRUCTION
This site is under construction. All activities are subject to the terms and conditions of the approved permit. No unauthorized access or activities are permitted on this site. For more information, please contact the local planning department.

June 25, 2026 at 11:54:04 AM

CITY OF MADEIRA BEACH

MEETING NOTICES

Multiple copies of meeting notices are posted in a metal display case. Each notice includes the following sections:

- AGENDA:** A list of items to be discussed at the meeting, including items like "City Manager's Report" and "Public Hearing".
- DATE AND TIME:** The specific date and time of the meeting.
- LOCATION:** The address where the meeting will take place.
- AGENDA ITEMS:** Detailed descriptions of the topics to be discussed, often including item numbers and titles.
- CONTACT INFORMATION:** Details on how to reach the City Manager or other officials.
- ADDITIONAL INFORMATION:** Any other relevant details regarding the meeting.

