



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 25-Jun-2026)

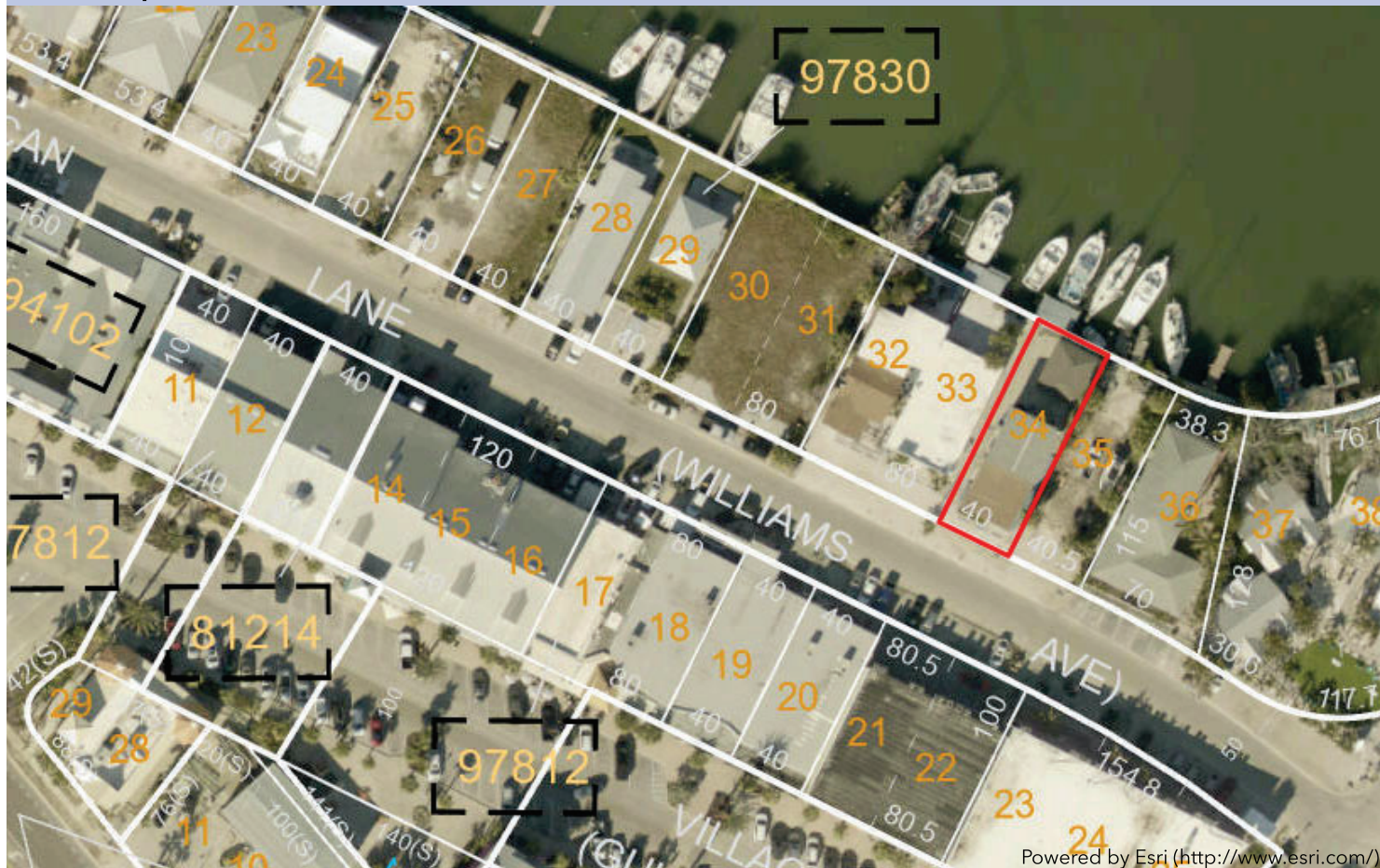
Parcel Number

15-31-15-97830-000-0340

- Owner Name
PELICAN BAY APARTMENTS & MARINA LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**12959 PELICAN LN
MADEIRA BEACH, FL 33708**
- Mailing Address
**12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782**
- Legal Description
WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1950 | 1950

Heated SF	Gross SF	Living Units	Buildings
2,304	2,603	3	2

Parcel Map



Powered by Esri (<http://www.esri.com/>)

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
16796/1871	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/67


2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$815,000	\$567,672	\$567,672	\$815,000	\$567,672
2023	N	\$720,000	\$516,065	\$516,065	\$720,000	\$516,065
2022	N	\$575,000	\$469,150	\$469,150	\$575,000	\$469,150
2021	N	\$426,500	\$426,500	\$426,500	\$426,500	\$426,500
2020	N	\$411,689	\$395,428	\$395,428	\$411,689	\$395,428

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
30-Dec-2009	\$575,000	U	I	FLORIDA BANK	PELICAN BAY APARTMENTS & MARINA LLC	16796/1871
16-Mar-2009	\$879,400	U	I	PRICE TERENCE	FLORIDA BANK	16552/1828
23-Sep-2003	\$380,000	Q	I	MAXSON LARRY A	PRICE, TERENCE	13089/1900
15-May-2000	\$150,000	U	I	WESTPHALL GENE H TR	MAXSON, LARRY A	10910/0176
31-Dec-1992	\$100	U	I	WESTPHALL GENE H	WESTPHALL, GENE H. TRE	08139/0550

2025 Land Information

Land Area: \cong 4,600 sf | \cong 0.10 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x115	\$11,500	40.00	FF	1.2190	\$560,740

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured		
Floor System:	Wood	Base (BAS): 1,210	1,210
Exterior Walls:	Cb Stucco/Cb Reclad	Upper Story (USF): 622	622

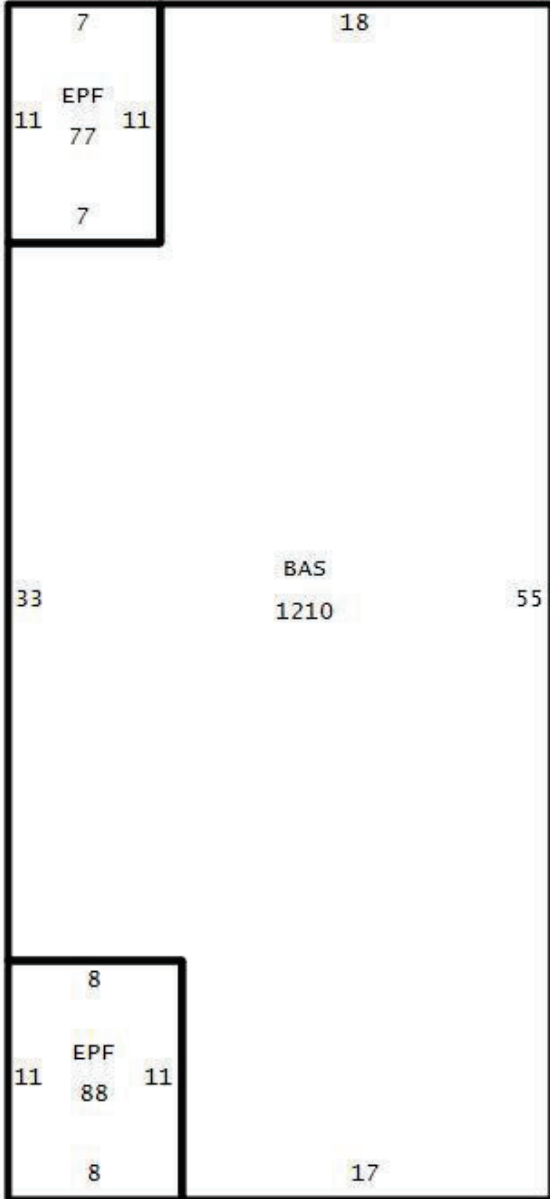
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Unit Stories:	2			
Living Units:	2	Enclosed Porch (EPF):	0	165
Roof Frame:	Gable Or Hip	Open Porch (OPF):	0	78
Roof Cover:	Shingle Composition	Total Area SF:	1,832	2,075
Year Built:	1950			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	6			
Effective Age:	48			

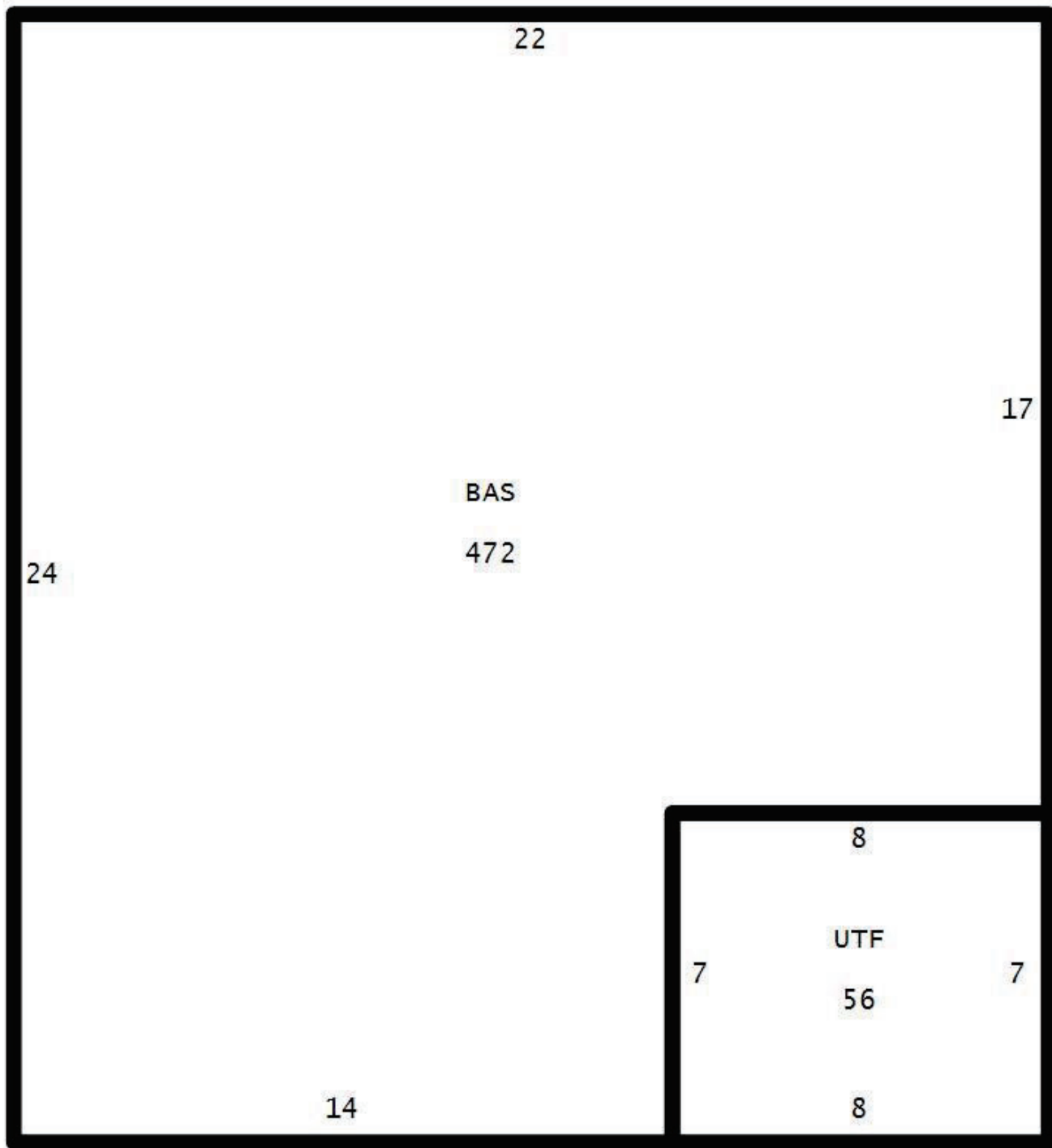
2025 Building 2 Structural Elements and Sub Area Information

Structural Elements

Foundation: Continuous Footing Poured
 Floor System: Slab On Grade
 Exterior Walls: Frame/Reclad Alum/Viny
 Unit Stories: 1
 Living Units: 1
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Year Built: 1950
 Building Type: Single Family
 Quality: Fair
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Heating: Unit/Space/Wall/Floor
 Cooling: None
 Fixtures: 3
 Effective Age: 53

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	472	472
Utility (UTF):	0	56
Total Area SF:	472	528





Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	0.00	1	\$0	\$0	0

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$62.00	253.0	\$15,686	\$11,137	1986
PATIO/DECK	\$15.00	132.0	\$1,980	\$792	1960
PORCH	0.00	1	\$0	\$0	1985

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
2025-3327-DOCK	DOCK	06/24/2025	\$8,000
R20221106	HEAT/AIR	12/05/2022	\$61,506
R5235	ROOF	12/16/2020	\$2,483
D3448	DOCK	03/05/2019	\$6,650
RM48631-18	DOCK	03/01/2019	\$0
201200568	ROOF	08/07/2012	\$2,600

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	Nov 30, 2025				
Pay this Amount	\$9341.11				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166760		MB

PARCEL NO.: 15/31/15/97830/000/0340
SITE ADDRESS: 12959 PELICAN LN, MADEIRA BEACH
PLAT: 25 PAGE: 67
LEGAL:
WILLIAM'S, BILL
MADEIRA HARBOR SUB 1ST ADD
LOT 34

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5423	600,000	0	600,000	2,725.38	
HEALTH DEPARTMENT	0.0713	600,000	0	600,000	42.78	
EMS	0.8050	600,000	0	600,000	483.00	
SCHOOL-STATE LAW	3.0450	600,000	0	600,000	1,827.00	
SCHOOL-LOCAL BD.	3.2480	600,000	0	600,000	1,948.80	
MADEIRA BEACH	2.7500	600,000	0	600,000	1,650.00	
SW FLA WTR MGMT.	0.1831	600,000	0	600,000	109.86	
PINELLAS COUNTY PLN.CNCL.	0.0175	600,000	0	600,000	10.50	
JUVENILE WELFARE BOARD	0.8250	600,000	0	600,000	495.00	
SUNCOAST TRANSIT AUTHORITY	0.7300	600,000	0	600,000	438.00	
TOTAL MILLAGE	16.2172			GROSS AD VALOREM TAXES	\$9,730.32	

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$9,730.32
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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
(727) 464-7777 | pinellastaxcollector.gov

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PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

FEBRUARY 24, 2026

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782
Case Number: CE-26-34

RE Property: 12959 PELICAN LN

Parcel #15-31-15-97830-000-0340

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

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 on nightly rental units.

Corrective Action(s):

A 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:

MARCH 9, 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.



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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MARCH 11, 2026

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782
Case Number: CE-26-34

RE Property: 12959 PELICAN LN

Parcel #15-31-15-97830-000-0340

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

NOTICE OF CODE VIOLATION

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Violation Detail(s):

Work without a permit - hurricane remodel on nightly rental units.

Corrective Action(s):

A 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:

MARCH 25, 2026

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

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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3511 8519 53



quadiënt
FIRST-CLASS MAIL
IMI
\$010.44⁰
03/10/2026 ZIP 33708
043M31233717

US POSTAGE

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782
Case Number: CE-26-34

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:

Pelican Bay Apartments & Marina LLC
 12971 Pelican Ln
 Madeira Beach, FL, 33708

CE 26-3A



9590 9402 9061 4122 0946 28


2. Article Number (Transfer from service label)

9589 0710 5270 3511 8519 53

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) 
 Date of Delivery 8/3/20

D. Is delivery address different from item 1? Yes
 No

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

Domestic Return Receipt

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

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

Petitioner,

vs.

CASE NO. 26-34

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 12959 PELICAN LN

Parcel # 15-31-15-97830-000-0340

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

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 unpermitted work 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**

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

Petitioner,

vs.

CASE NO. CE-26-34

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 12959 PELICAN LN

Parcel # 15-31-15-97830-000-0340

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

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. 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 26 day of JUNE, 2026.



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

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

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

Petitioner,

vs.

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Respondents.

RE Property: 12959 PELICAN LN

Parcel #15-31-15-97830-000-0340

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & 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 12959 PELICAN LN, Parcel # 15-31-15-97830-000-0340 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.



OF STREET

June 25, 2026 at 1:50:46 PM



WARNING
Equipment
DO NOT TOUCH
WARNING
High Voltage
NOTICE

NOTICE
This notice is posted to inform you of the presence of a utility pole located in the area of the property. The pole is owned and maintained by the utility company and is used for the transmission and distribution of electricity. It is important that you do not touch or tamper with the pole or any equipment attached to it, as this could result in serious injury or death. If you have any questions or concerns, please contact the utility company at [phone number].

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