



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary (as of 12-Aug-2026)

Parcel Number

15-31-15-17285-000-0001

- Owner Name
COLLWOOD CONDO ASSN INC
- Property Use
0974 Condo Common Area Assn Own - w/improvement
- Site Address
**13440 GULF BLVD
MADEIRA BEACH, FL 33708**
- Mailing Address
**13030 GULD BLVD
MADEIRA BEACH, FL 33708**
- Legal Description
COLLWOOD, THE CONDO (COMMON ELEMENTS)
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1985

Living SF	Gross SF	Living Units	Buildings
200	200	0	1

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
05147/1100	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	48/49

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$0	\$0	\$0	\$0	\$0

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$0	\$0	\$0	\$0	\$0
2024	N	\$0	\$0	\$0	\$0	\$0
2023	N	\$0	\$0	\$0	\$0	\$0
2022	N	\$0	\$0	\$0	\$0	\$0
2021	N	\$0	\$0	\$0	\$0	\$0

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
01-Jan-1899						05147/1100

2026 Land Information

Land Area: $\approx$ 28,806 sf | $\approx$ 0.66 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	\$1,000,000	0.6900	AC	1.0000	\$690,000

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing	Base (BAS):	200	200
Floor System:	Slab On Grade	Total Area SF:	200	200
Exterior Walls:	Siding Average			
Unit Stories:	1			
Roof Frame:	Flat			
Living Units:	0			
Roof Cover:	Built Up/Composition			
Year Built:	1985			
Building Type:	Clubhouses			
Quality:	Average			
Floor Finish:	Concrete Finish			
Interior Finish:	Dry Wall			
Cooling:	None			
Fixtures:	5			

20

10

BAS

200

20

2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	1,890.0	\$28,350	\$11,340	1985
POOL	\$90,000.00	1	\$90,000	\$36,000	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
2025-2305-FALM	FIRESPRINK	03/24/2025	\$49,882
2024-4011-ELEC	ELECTRICAL	12/16/2024	\$5,000
2024-2470-ROOF	ROOF	05/09/2024	\$9,600
R20220390	ROOF	05/11/2022	\$36,800

Permit Number	Description	Issue Date	Estimated Value
1257	WINDOWS/DOORS	01/13/2017	\$6,305

Adam Ross, Pinellas County Tax CollectorP.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	Aug 31, 2026				
Pay this Amount	\$0.00				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R165644		MB

COLLWOOD CONDO ASSN INC
13030 GULD BLVD
MADEIRA BEACH, FL 33708PARCEL NO.: 15/31/15/17285/000/0001
SITE ADDRESS:13440 GULF BLVD, MADEIRA BEACH
PLAT: 47 PAGE: 94
LEGAL:
COLLWOOD, THE CONDO
(COMMON ELEMENTS)**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	0	0	0	0.00
HEALTH DEPARTMENT	0.0713	0	0	0	0.00
EMS	0.8050	0	0	0	0.00
SCHOOL-STATE LAW	3.0450	0	0	0	0.00
SCHOOL-LOCAL BD.	3.2480	0	0	0	0.00
MADEIRA BEACH	2.7500	0	0	0	0.00
SW FLA WTR MGMT.	0.1831	0	0	0	0.00
PINELLAS COUNTY PLN.CNCL.	0.0175	0	0	0	0.00
JUVENILE WELFARE BOARD	0.8250	0	0	0	0.00
SUNCOAST TRANSIT AUTHORITY	0.7300	0	0	0	0.00
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$0.00

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$0.00
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **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

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PLAT: 47 PAGE: 94
LEGAL:
COLLWOOD, THE CONDO
(COMMON ELEMENTS)



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JUNE 15, 2026

COLLWOOD CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708
Case Number: CE-26-100

RE Property: 13440 GULF BLVD

Parcel #15-31-15-17285-000-0001

Legal Description: COLLWOOD, THE CONDO (COMMON ELEMENTS)

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 – new fencing installed.

Corrective Action(s):

Permit #2025-2815-FENC: *(Vinyl fencing on west side of property (Gulf Lane) at pool area. Metal fencing on North side of pool area to secure pool area. Metal fencing on east side of building (Beachside) between columns in exact same place it was prior to Hurricane Helene. Glass wall at Beachside of pool area.)* was not issued and had comments from the plan reviewers that needed to be addressed before approval. The city has been waiting for that documentation.

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

Follow up date:

JUNE 29, 2026

City of Madeira Beach
codecompliance@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**

JULY 28, 2026

COLLWOOD CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708
Case Number: CE-26-100

RE Property: 13440 GULF BLVD

Parcel #15-31-15-17285-000-0001

Legal Description: COLLWOOD, THE CONDO (COMMON ELEMENTS)

CERTIFIED 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.

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Violation Detail(s):

Work without a permit – new fencing installed, pool resurfacing, deck replacement, equipment replacement.

Corrective Action(s):

Permit #2025-2815-FENC: *(Vinyl fencing on west side of property (Gulf Lane) at pool area. Metal fencing on North side of pool area to secure pool area. Metal fencing on east side of building (Beachside) between columns in exact same place it was prior to Hurricane Helene. Glass wall at Beachside of pool area.)* was not issued and had comments from the plan reviewers that needed to be addressed before approval. The city has been waiting for that documentation. An after the fact pool permit to address all work in the pool area is also required.

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

Follow up date:

AUGUST 11, 2026

City of Madeira Beach
codecompliance@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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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



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FIRST-CLASS MAIL
IMI

\$010.98⁹

07/28/2026 ZIP 33708
043M31233717

US POSTAGE

JULY 28, 2026

COLLWOOD CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708
Case Number: CE-26-100

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

August 12, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-100

COLLWOOD CONDO ASSN INC
13030 GULD BLVD
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13440 GULF BLVD

Parcel #15-31-15-17285-000-0001

Legal Description: COLLWOOD, THE CONDO (COMMON ELEMENTS)

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.

Connor Mecko

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

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

August 12, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-100

COLLWOOD CONDO ASSN INC
13030 GULD BLVD
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13440 GULF BLVD

Parcel #09-31-15-09980-000-0001

Legal Description: COLLWOOD, THE CONDO (COMMON ELEMENTS)

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **24th** day of **August**, **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 12 day of August, 2026.

Connor Mecko

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

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

August 12, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-100

COLLWOOD CONDO ASSN INC
13030 GULD BLVD
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13440 GULF BLVD

Parcel #09-31-15-09980-000-0001

Legal Description: COLLWOOD, THE CONDO (COMMON ELEMENTS)

AFFIDAVIT OF SERVICE

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 12 day of August, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 12 day of August, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 12 day of August, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13440 GULF BLVD, Parcel #09-31-15-09980-000-0001 the City of Madeira Beach.

On the 12 day of August, 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 ✓ physical presence or online notarization, this 12th day of August, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification.

My

Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison





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