



## Parcel Summary (as of 26-Jun-2025)

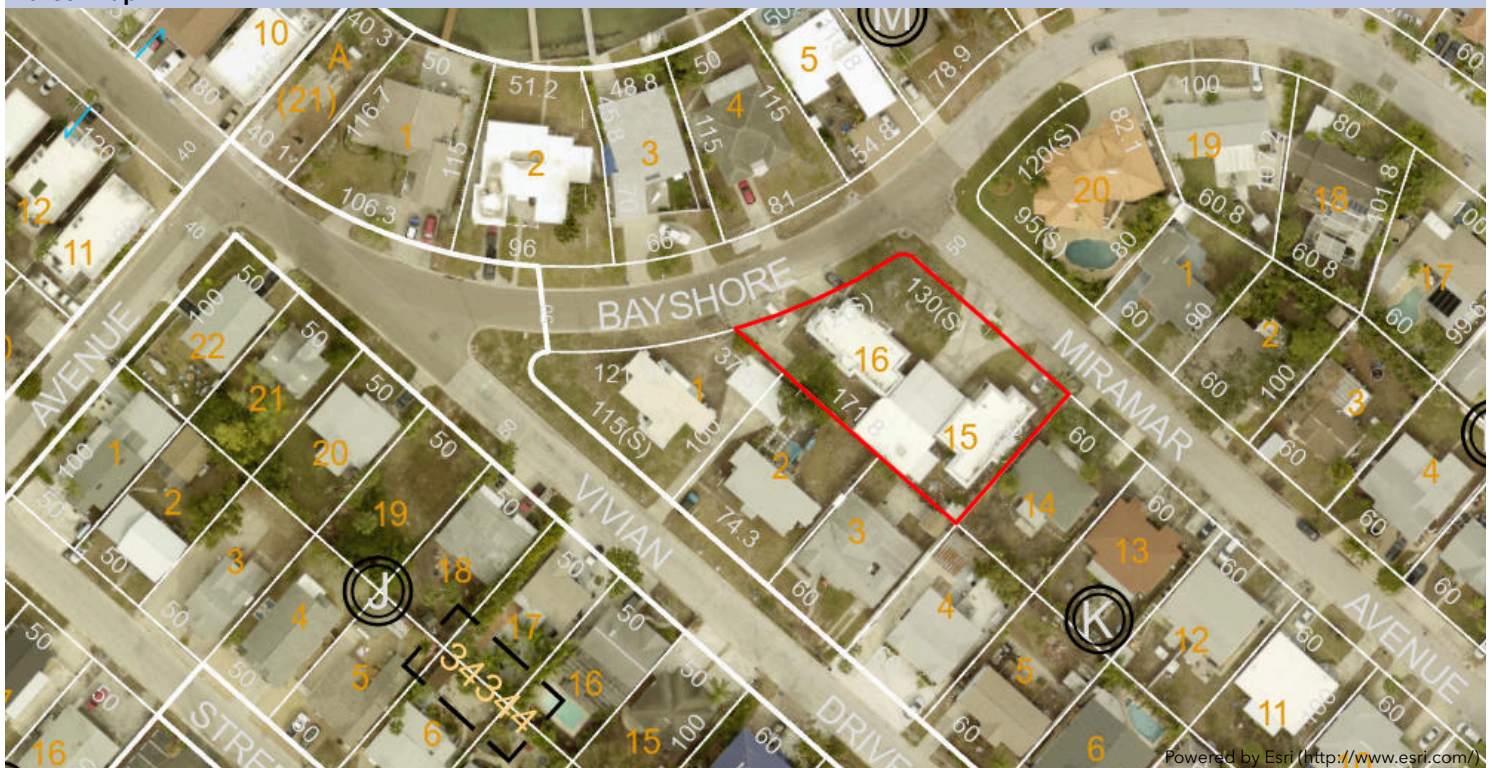
Parcel Number

**10-31-15-34362-011-0150**

- Owner Name  
**D&R REALTY & ESTATES LLC**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**14060 MIRAMAR AVE  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**556 3RD ST N  
ST PETERSBURG, FL 33701-2408**
- Legal Description  
**GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1947 | 1947**

Heated SF	Gross SF	Living Units	Buildings
<b>2,523</b>	<b>4,773</b>	<b>4</b>	<b>2</b>

## Parcel Map



## Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications			
2026	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).			
2025	No	0%					
2024	No	0%					

#### Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21709/2273	Find Comps	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	21/32

#### 2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$900,000	\$853,050	\$853,050	\$900,000	\$853,050

#### Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$800,000	\$775,500	\$775,500	\$800,000	\$775,500
2022	N	\$705,000	\$705,000	\$705,000	\$705,000	\$705,000
2021	N	\$554,400	\$554,400	\$554,400	\$554,400	\$554,400
2020	N	\$524,250	\$504,128	\$504,128	\$524,250	\$504,128
2019	N	\$458,298	\$458,298	\$458,298	\$458,298	\$458,298

#### 2024 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	2024 Millage Rate	Tax District
<a href="#">View 2024 Tax Bill</a>	15.8131	<a href="#">(MB)</a>

#### Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Sep-2021	\$775,000	<a href="#">Q</a>	I	PJK REALTY CORP	D&R REALTY & ESTATES LLC	<a href="#">21709/2273</a>
25-Mar-2014	\$395,000	<a href="#">Q</a>	I	KASPER KENNETH	PJK REALTY CORP	<a href="#">18354/0338</a>
20-Feb-1990	\$100	<a href="#">U</a>	I	KASPER KENNETH H	KASPER, KENNETH TRE	<a href="#">07204/0655</a>
31-Dec-1978	\$57,000	<a href="#">Q</a>				<a href="#">04673/0912</a>
31-Dec-1975	\$50,000	<a href="#">U</a>				<a href="#">04280/0106</a>

#### 2024 Land Information

Land Area:  $\cong$  14,667 sf |  $\cong$  0.33 acres

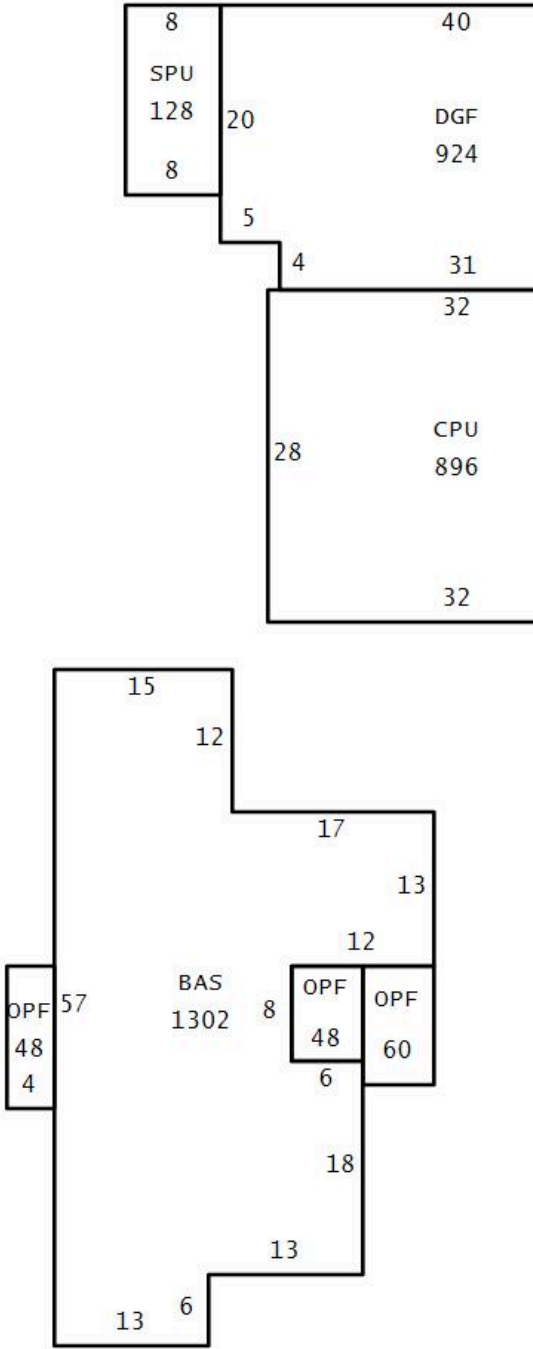
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	108x149	\$6,600	108.00	FF	1.0005	\$713,156

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,302	1,302
Floor System:	Wood	Carport Unfinished (CPU):	0	896
Exterior Walls:	Concrete Block	Detached Garage (DGF):	0	924
Unit Stories:	1	Open Porch (OPF):	0	156
Living Units:	2	Screen Porch Unfinished (SPU):	0	128
Roof Frame:	Flat Shed	Total Area SF:	1,302	3,406
Roof Cover:	Bu Tar & Gravel Alt			
Year Built:	1947			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	6			
Effective Age:	37			



2024 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,221	1,221
Floor System:	Wood	Open Porch (OPF):	0	146

Structural Elements

Exterior Walls: Concrete Block

Unit Stories: 1

Living Units: 2

Roof Frame: Flat Shed

Roof Cover: Bu Tar & Gravel Alt

Year Built: 1947

Building Type: Duplex - 4-Plex

Quality: Average

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

Heating: Central Duct

Cooling: Cooling (Central)

Fixtures: 6

Effective Age: 42

Sub Area

Heated Area SF

Gross Area SF

Total Area SF: 1,2211,367

The floor plan diagram illustrates a duplex building layout. It features a central corridor (13) connecting various rooms. On the left side, there are rooms labeled 12 and 6. On the right side, there are rooms labeled 4, 5, 8, 6, 18, and 5. Each room is associated with specific area measurements and labels, such as 'OPF' and 'BA'. The layout is symmetrical, typical of a duplex design.

2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PORCH	\$12.00	198.0	\$2,376	\$2,376	1970

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
<a href="#">BR4290</a>	ADDITION/REMODEL/RENOVATION	12/19/2019	\$0
<a href="#">M2717</a>	HEAT/AIR	06/19/2018	\$4,850
<a href="#">2449</a>	MISCELLANEOUS	03/22/2018	\$2,000
<a href="#">201500405</a>	WINDOWS/DOORS	06/18/2015	\$32,950



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

May 7, 2025

D&R REALTY & ESTATES LLC  
14060 MIRAMAR AVE  
MADEIRA BEACH FL 33708-2590  
Case Number: CE-25-71

**RE Property:** 14060 MIRAMAR AVE      **Parcel #**10-31-15-34362-011-0150

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

---

**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.

**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:

**MAY 21, 2025**

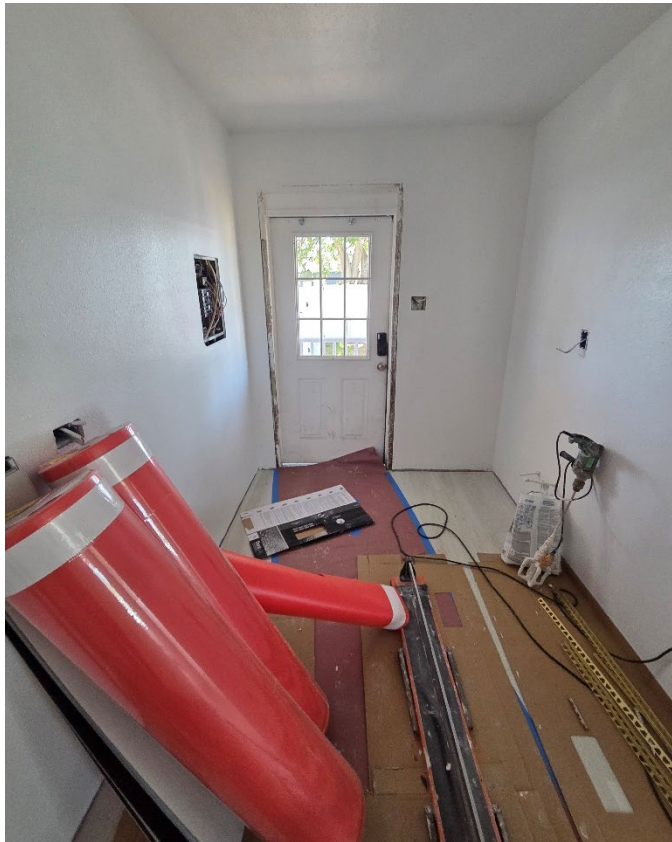
**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://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.





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**

May 21, 2025

D&R REALTY & ESTATES LLC  
14060 MIRAMAR AVE  
MADEIRA BEACH FL 33708-2590  
Case Number: CE-25-71

**RE Property:** 14060 MIRAMAR AVE      **Parcel #**10-31-15-34362-011-0150

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

---

**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.

**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:

**JUNE 4, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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.

FULLY RENOVATED INTERIORS   NEW APPLIANCES   PRIVATE PARKING   SHARED FENCED BACKYARD  
IN-UNIT WASHER AND DRYER   KEYLESS ENTRY

Now Leasing Fully Renovated Units Just Steps from the Beach!

\$500 DISCOUNT OFF 1ST MONTH'S RENT WITH EARLY MOVE IN!

Located in a privately owned quadplex just a 3-minute walk to beach access, three beautifully updated units are now available for lease. Each unit has been fully remodeled down to the wiring with high-end finishes and upgrades.

Features Include:

Fully Renovated Interiors:

New electrical, plumbing, drywall, and fixtures

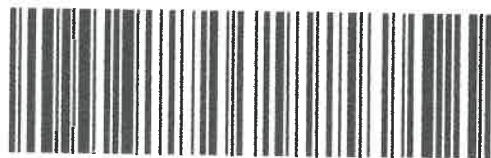


Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 2237 2066 34

D&R REALTY & ESTATES LLC  
200 2ND AVE S  
714  
ST PETERSBURG, FL, 33701



quadiant

FIRST-CLASS MAIL  
IMI

**\$009.64<sup>0</sup>**

05/21/2025 ZIP 33708  
043M31233717

**US POSTAGE**

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

June 26, 2025

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

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC  
556 3<sup>RD</sup> ST N  
ST PETERSBURG, FL 33701-2408

Respondents.

**RE Property:** 14060 Miramar Ave

**Parcel #**10-31-15-34362-011-0150

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

---

**AFFIDAVIT OF SERVICE**

I, Holden Pinkard, Building Compliance Supervisor 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, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14060 Miramar Ave, Parcel # 10-31-15-34362-011-0150 the City of Madeira Beach.

On the 26 day of June, 2025, 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.





**Holden Pinkard, Building Compliance Supervisor  
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 26 day of June, 2025, by Holden Pinkard who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: \_\_\_\_\_

Notary Public- State of Florida



Print or type Name.



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

June 26, 2025

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

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC  
556 3<sup>RD</sup> ST N  
ST PETERSBURG, FL 33701-2408

Respondents.

**RE Property:** 14060 Miramar Ave

**Parcel #**10-31-15-34362-011-0150

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

---

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **7<sup>th</sup>** day of **\_\_\_\_ JULY \_\_\_\_\_, 2025** 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 ext 298.

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, 2025.



**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**

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

June 25, 2025

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

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC  
556 3<sup>RD</sup> ST N  
ST PETERSBURG, FL 33701-2408  
Respondents.

**RE Property:** 14060 Miramar Ave.

**Parcel ##**10-31-15-34362-011-0150

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

---

**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.



---

**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**





