



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 26-Jun-2025)

Parcel Number

10-31-15-04518-000-0170

- Owner Name
PLC HOME DESIGN LLC
TRAN, BILL
- Property Use
0110 Single Family Home
- Site Address
906 BAY POINT DR
MADEIRA BEACH, FL 33708
- Mailing Address
2251 CASCADE WAY
ROWLAND HEIGHTS, CA 91748-5033
- Legal Description
BAY POINT ESTATES 3RD ADD LOT 17
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1960

Living SF	Gross SF	Living Units	Buildings
1,483	2,486	1	1

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
22929/2420	\$1,179,500	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	47/69


2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,012,546	\$1,012,546	\$1,012,546	\$1,012,546	\$1,012,546

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,134,938	\$1,084,552	\$1,084,552	\$1,134,938	\$1,084,552
2022	N	\$985,956	\$985,956	\$985,956	\$985,956	\$985,956
2021	Y	\$650,143	\$279,081	\$229,081	\$254,081	\$229,081
2020	Y	\$548,899	\$275,228	\$225,228	\$250,228	\$225,228
2019	Y	\$504,804	\$269,040	\$219,040	\$244,040	\$219,040

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
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Sep-2024	\$0	U	I	TRINH WENDY HONG	PLC HOME DESIGN LLC	22929/2420
23-May-2023	\$1,100,000	Q	I	GABEL STACY LYNN	TRINH WENDY	22461/1247
08-Jul-2021	\$100	U	I	JAGNOW JAMES WILLIAM	GABEL STACY LYNN	21619/1509
26-Apr-2021	\$800,000	Q	I	BARTLETT KYMBERLY	GABEL STACY LYNN	21511/2405
22-Nov-2013	\$100	U	I	BARTLETT KYMBERLY	BARTLETT KYMBERLY TRUSTEE	18247/2144

2024 Land Information

Land Area: \cong 6,939 sf | \cong 0.15 acres Frontage and/or View: Intracoastal Seawall: Yes

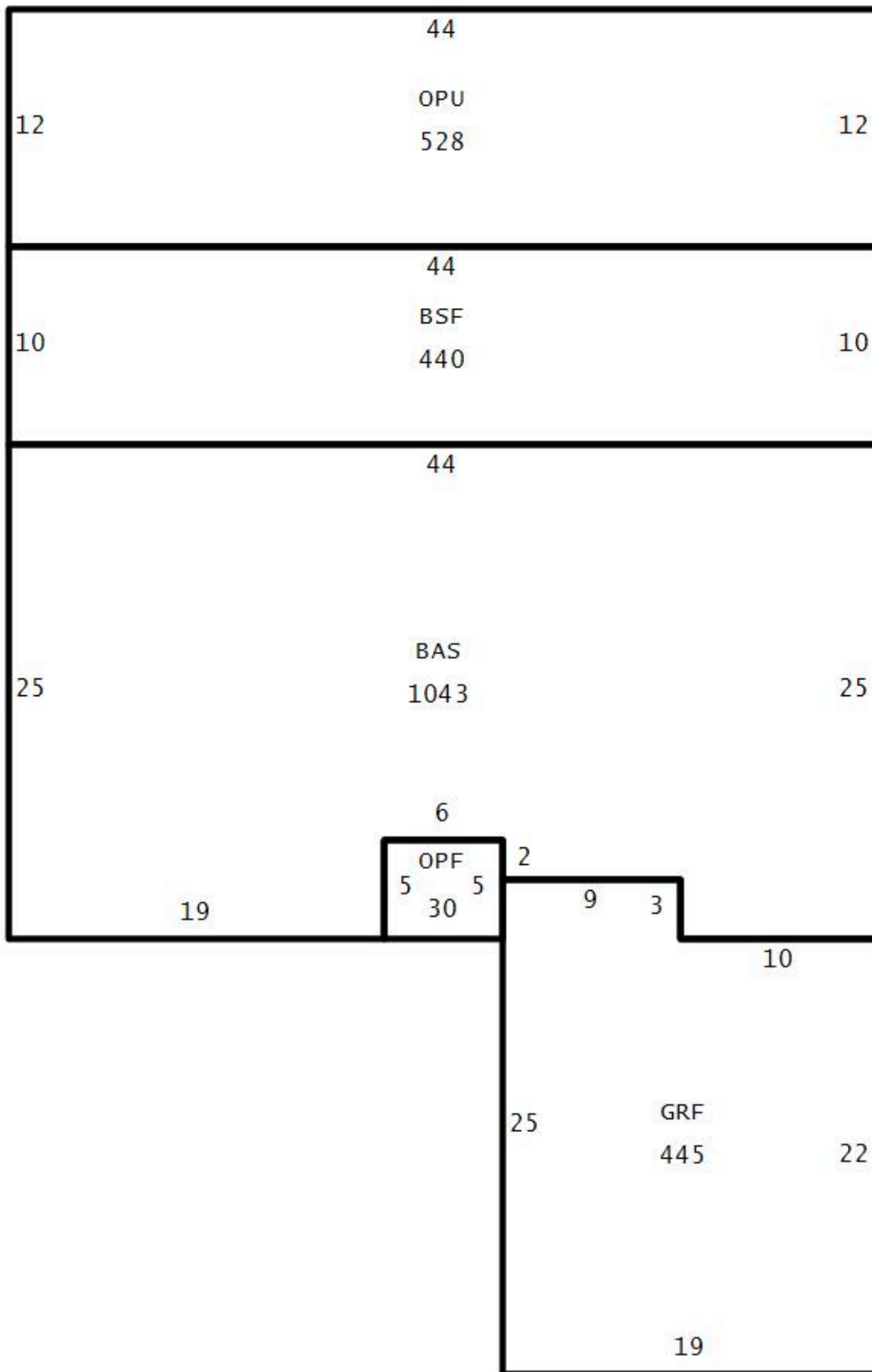
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x116	\$16,000	60.00	FF	1.2010	\$1,152,960

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	2024 Extra Features
Foundation:	Continuous Footing Poured

Structural Elements	
Floor System:	Slab On Grade
Exterior Walls:	Concrete Block
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1960
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	35

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,043	1,043
Base Semi-finished (BSF):	440	440
Garage (GRF):	0	445
Open Porch (OPF):	0	30
Open Porch Unfinished (OPU):	0	528
Total Area SF:	1,483	2,486



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$12,000.00	1	\$12,000	\$5,040	2001

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$12,000.00	1	\$12,000	\$6,000	2005
DOCK	\$58.00	419.0	\$24,302	\$9,721	1998
STM/SEC SH	0.00	14.0	\$0	\$0	2020

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
2024-2621-RINT	ADDITION/REMODEL/RENOVATION	08/07/2024	\$37,034
PER-H-CB197856	FENCE	05/10/2023	\$500
CBP-21-01916	ELECTRICAL	04/20/2021	\$0
MECH4866	HEAT/AIR	07/31/2020	\$4,813
SH4837	SHUTTERS	07/23/2020	\$5,296
R3021	ROOF	09/26/2018	\$0
201311482	DOCK	01/03/2013	\$1,500
RP42564-12	DOCK	12/27/2012	\$0
P3419204	DOCK	09/06/2005	\$0
235306	BOAT LIFT/DAVIT	06/29/2001	\$8,426

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

May 12, 2025

PLC HOME DESIGN LLC
TRAN, BILL
906 BAY POINT DR
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-73

RE Property: 906 BAY POINT DR

Parcel #10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

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. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

- (1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less

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

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

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.



premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

- (2) Floors, interior walls and ceilings of every structure shall be structurally sound.
- (4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.
- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

Violation Detail(s):

The property's yard is overgrown. The roof is visibly damaged in the rear. Windows and exterior doors have been removed, leaving the property unsecure.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. The yard needs to be maintained also to comply.

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

Follow up date:

MAY 26, 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.

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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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

May 30, 2025

PLC HOME DESIGN LLC
TRAN, BILL
906 BAY POINT DR
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-73

RE Property: 906 BAY POINT DR

Parcel #10-31-15-04518-000-0170

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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:

JUNE 13, 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.

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 2237 2067 02

PLC HOME DESIGN LLC
BILL TRAN
2251 CASCADE WAY
ROWLAND HEIGHTS, CA, 91748-5033



quadiant

FIRST-CLASS MAIL
IMI

\$009.64⁹

05/29/2025 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-25-73

PLC HOME DESIGN LLC
TRAN, BILL
2251 CASCADE WAY
ROWLAND HEIGHTS, CA 91748-5033

Respondents.

RE Property: 906 BAY POINT DR

Parcel #10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

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 906 Bay Point Dr, Parcel # 10-31-15-04518-000-0170 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.



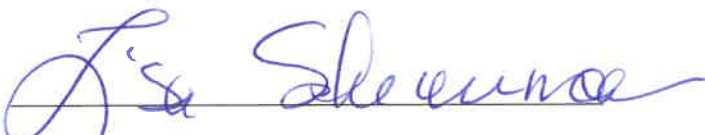
**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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-25-73

PLC HOME DESIGN LLC
TRAN, BILL
2251 CASCADE WAY
ROWLAND HEIGHTS, CA 91748-5033

Respondents.

RE Property: 906 BAY POINT DR **Parcel #**10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **7th** 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. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

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- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

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-25-73

PLC HOME DESIGN LLC
TRAN, BILL
2251 CASCADE WAY
ROWLAND HEIGHTS, CA 91748-5033

Respondents.

RE Property: 906 BAY POINT DR

Parcel #10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

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):

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- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

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**



