Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 27-Mar-2026)

Parcel Number
10-31-15-04536-000-0030

- Owner Name
  LA POINT, BRIDGET
- Property Use
  0110 Single Family Home
- Site Address
  913 BAY POINT DR
  MADEIRA BEACH, FL 33708
- Mailing Address
  4250 34TH ST S
  ST PETERSBURG, FL 33711-4545
- Legal Description
  BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  2017

Living SF	Gross SF	Living Units	Buildings
5,050	**8,960**	**1**	**1**

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20813/1797	$3,632,100	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	54/74

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$3,059,077	$1,422,306	$1,371,584	$1,397,306	$1,371,584

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$3,496,240	$1,472,396	$1,422,396	$1,447,396	$1,422,396
2023	Y	$3,167,398	$1,429,511	$1,379,511	$1,404,511	$1,379,511
2022	Y	$2,696,816	$1,387,875	$1,337,875	$1,362,875	$1,337,875
2021	Y	$1,894,661	$1,347,451	$1,297,451	$1,322,451	$1,297,451
2020	Y	$1,328,847	$1,328,847	$1,278,847	$1,303,847	$1,278,847

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
18-Dec-2019	$0	U	I	CIRCEE THE EURO GODDESS LLC	LA POINT BRIDGET	20813/1797
11-Jan-2014	$503,000	U	V	CLEARWATER BEACH FL FLORIDA CRE HOLDINGS LLC	CIRCEE THE EURO GODDESS LLC	18537/2220
11-Jan-2013	$100	U	V	CB FL CRE HOLDINGS LLC	CIRCEE THE EURO GODDESS LLC	17858/2214
26-Nov-2012	$401,800	U	V	LOCATIONS INC	CB FL CRE HOLDINGS LLC	17802/0041
04-Apr-2001	$362,500	Q	I	DOHERTY DAN E	LAPOINT, BRIDGET	11298/0645

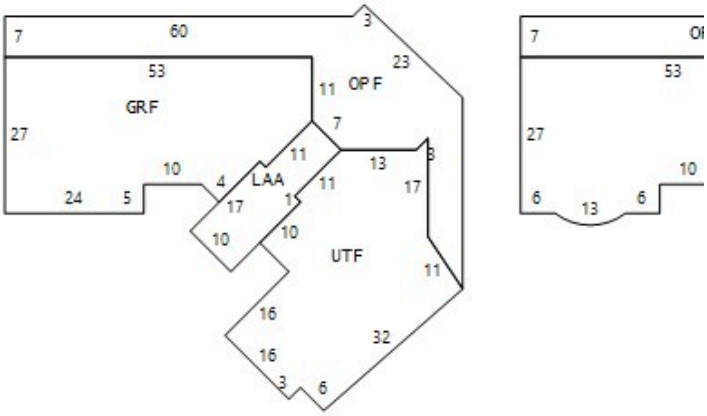
2025 Land Information

Land Area: ≅ 10,934 sf | ≅ 0.25 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	97x107	$12,500	97.00	FF	.9568	$1,160,120

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Wood Piles Below Ground Footing	Base (BAS):	3,006	3,006
Floor System:	Wood	Upper Story (USF):	1,796	1,796
Exterior Walls:	Cb Stucco/Cb Reclad	Lower Area Access (LAA):	248	248
Unit Stories:	3	Garage (GRF):	0	1,228
Living Units:	1	Open Porch (OPF):	0	1,610
Roof Frame:	Gable Or Hip	Utility (UTF):	0	1,072
Roof Cover:	Concrete Tile/Metal	**Total Area SF**:	**5,050**	**8,960**
Year Built:	2017			
Building Type:	Single Family			
Quality:	Excellent			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Upgrade			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	21			
Effective Age:	9			



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV RES	$43,000.00	1	$43,000	$33,110	2017
PATIO/DECK	$28.00	44.0	$1,232	$949	2017
PATIO/DECK	$28.00	115.0	$3,220	$2,479	2017

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
2024-4251-MECH	HEAT/AIR	12/04/2024	$26,900
1949	MISCELLANEOUS	09/27/2017	$8,000
201500039	ADDITION/REMODEL/RENOVATION	01/22/2015	$100,000
PER-H-CB283704	NEW IMPROVEMENT	10/07/2003	$323,118
PER-H-CB278296	DEMOLITION	07/07/2003	$0
9900028	SEA WALL	02/17/1999	$12,900
97855	PATIO/DECK	02/10/1998	$950

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

OCTOBER 7, 2025

LA POINT, BRIDGET
4250 34TH ST S
ST PETERSBURG, FL 33711-4545
Case Number: CE-25-137

RE Property: 913 BAY POINT DR **Parcel** #10-31-15-04536-000-0030

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

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. 14-69. - 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 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.

(2)Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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):

Abandoned boat stored on property.

Corrective Action(s):

Sailboat must be removed from property.

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

Follow up date:
OCTOBER 21, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-742-1645

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

JANAUARY 06, 2026

LA POINT, BRIDGET
4250 34TH ST S
ST PETERSBURG, FL 33711-4545
Case Number: CE-25-137

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

January 14, 2026

2nd Targeted Attack by City via Code Enforcement Misapplying Code

To: **Legal Counsel, City Mngt, Building and Fire Departments, Contracted Policing & Risk Mngt**

Reference: City Induced Storage/42 Foot Sailboat/Our Property & Related Public Records Request
(Parcel #10-31-15-04536-000-0030 AKA 913 Bay Point Drive, Madeira Beach, FL 33708)
(October 19th Three-Page Letter Response to First Attack for Case Number CE-25-137)
(Timely and Appropriate Plan of Corrective Action Submitted to Meet Previous Attack)

To Whom It May Concern:

Congratulations are certainly in order for SHOCKING us again by sending another threatening letter asking us to remove the monstrous sailboat City Officials caused to be stored on our property.

We were definitely expecting to hear back from you but we ASSUMED it would be follow-up contact to remove the vessel and repair the damage caused to our home, landscape and seawall.

Instead, we received an almost IDENTICAL Code Enforcement Letter where the only CHANGE we could find is the first-page date of the letter. The sender didn't even change the reinspection date. It still says we have until October 21, 2025. Please remember we NEVER owned or STORED a boat.

Since we don't have a working TIME MACHINE it seemed obvious to us that we would have to settle for a more legally defensible position that a court and/or the Department of Financial Services (DFS) would accept as a legitimate response to the City's tyrannical and frightfully disturbing actions!

For sure, we find ourselves wondering again are these attacks purely black prejudice, anti-Trump sentiment at Madeira Beach City Hall, government intimidation and harassment, or perhaps typical COVER YOUR ASS strategies being used when City Officials KNOW they've screwed up ROYALLY and are hoping the problem will get better with more wasted time and related purposeful delays.

To that end, it would seem EXTREMELY unlikely that you haven't already held meetings and had many discussions with city staff and contracted agents to VALIDATE the facts presented in our previous submittal which included CORRECTIVE ACTION requested by the City's Code Enforcement letter within the time frame suggested in your October 7th Letter.

Well AGAIN, we will strive to take the higher road and stick to tangible progress by ending this response letter with a Public Records Request that should help us gain a better understanding of our next TO DO list in moving forward with this case. Hopefully, we can get our preliminary answers without the necessity of a FORENSIC audit of Madeira Beach operations and/or the DISCOVERY process itself if needed.

For judicious and legal prudence, I will resubmit herein this new follow-up mailing an EXACT copy of our timely and appropriate Corrective Action from before since it was DULY SENT prior to your latest January 6th, 2026 Letter asking us to meet the historical deadline of October 21st, 2025:

a) We DEMAND that the RESPONSIBLE PARTY (the City of Madeira Beach), hereafter CITY, remove the abandoned boat that THEY CAUSED to be stored on OUR property immediately or within a REASONABLE time frame and to do so at their EXPENSE and without causing additional harm to our house, property, seawall or landscape.
b) We further DEMAND that the CITY fully permit and pay for a reasonable solution to repair the damage to the SEAWALL. The OWNERS are willing to accept a solution by a reputable licensed, bonded and insured construction AGENT to deal with the cracking and weakened state of the seawall CAUSED by the sheer weight of the sailboat dragged sideways to its current resting place at the end of the TAUNT ANCHOR CHAIN placed by CITY officials.
c) We also DEMAND that the City REPAIR and/or REPLACE the landscaping issues adjacent to the sailboat and any palm tree problems caused by their FAILED solution.
d) If this ends up in court, we will vigorously go after all costs and damages within our right to recapture from the CITY including storage fees for your use of our property to store boat.
e) Likewise, we will assemble a comprehensive legal team that will judiciously search all available statutes, contracts, public benefits, allowable statutory, litigation components, and any related fee-shifting and allowable attorney fees. We fully expect the Discovery process to highlight just how poorly the CITY handled these issues including news items.

Please send us copies of emails, correspondence, meeting minutes, summaries, agendas, reports, investigations, and similar communications and logs between employees, staff, management, and others involved in either causing, participating or deliberating regarding this sailboat ending up on our private property while we were away on business in Europe. We have the BOAT CITATION info.

In lieu of this, the City could fix this problem by moving forward quickly with removing the vessel, correcting the damage caused previously as outlined in our October 19th, 2025 letter hand-delivered to Madeira Beach City Hall with appropriate staff signatures and meetings with me personally.

May God richly bless you for doing the right thing regarding these problems and richly bless our efforts to get this resolved amicably. We trust and hope for the best outcome and pray that God will be glorified by all those involved!

Kind regards,

Notary Seal, Signature and Date:

STANLEY J. SILVERSTEIN
NOTARY PUBLIC
MY COMMISSION
EXPIRES 5-7-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 394989

Bridget La Point
913 Bay Point Drive
Madeira Beach, FL 33708
lapointb@msn.com
Phone: (727) 412-2004

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EP14F October 2023
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Bridget LaPoint
913 Bay Point Dr.
Madeira Beach, FL
33708

TO: City of Madeira Beach
300 Municipal Dr.
Madeira Beach, FL
33708

abel 228, March 2016

FOR DOMESTIC AND INTERNATIONAL USE

This package is made from post-consumer waste. Please recycle - again.

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CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

MARCH 27, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-137

LA POINT, BRIDGET
4250 34TH ST S
ST PETERSBURG, FL 33711-4545

Respondents.

RE Property: 913 BAY POINT DR **Parcel #**10-31-15-04536-000-0030

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

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 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 913 BAY POINT DR, Parcel #10-31-15-04536-000-0030 the City of Madeira Beach.
On the 27 day of March, 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.

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 March, 2026, by Holden Pinkard, 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.

MARY ANN HEARN
MY COMMISSION # HH [illegible]
EXPIRES: October 30, 20[illegible]

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

March 27, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-137

LA POINT, BRIDGET
4250 34TH ST S
ST PETERSBURG, FL 33711-4545

Respondents.

RE Property: 913 BAY POINT DR **Parcel** #10-31-15-04536-000-0030

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

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. 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 premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
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(2)Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

March 27, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-137

LA POINT, BRIDGET
4250 34TH ST S
ST PETERSBURG, FL 33711-4545

Respondents.

RE Property: 913 BAY POINT DR **Parcel #** 10-31-15-04536-000-0030

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6th** day of **APRIL, 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. 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 premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
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(2)Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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.

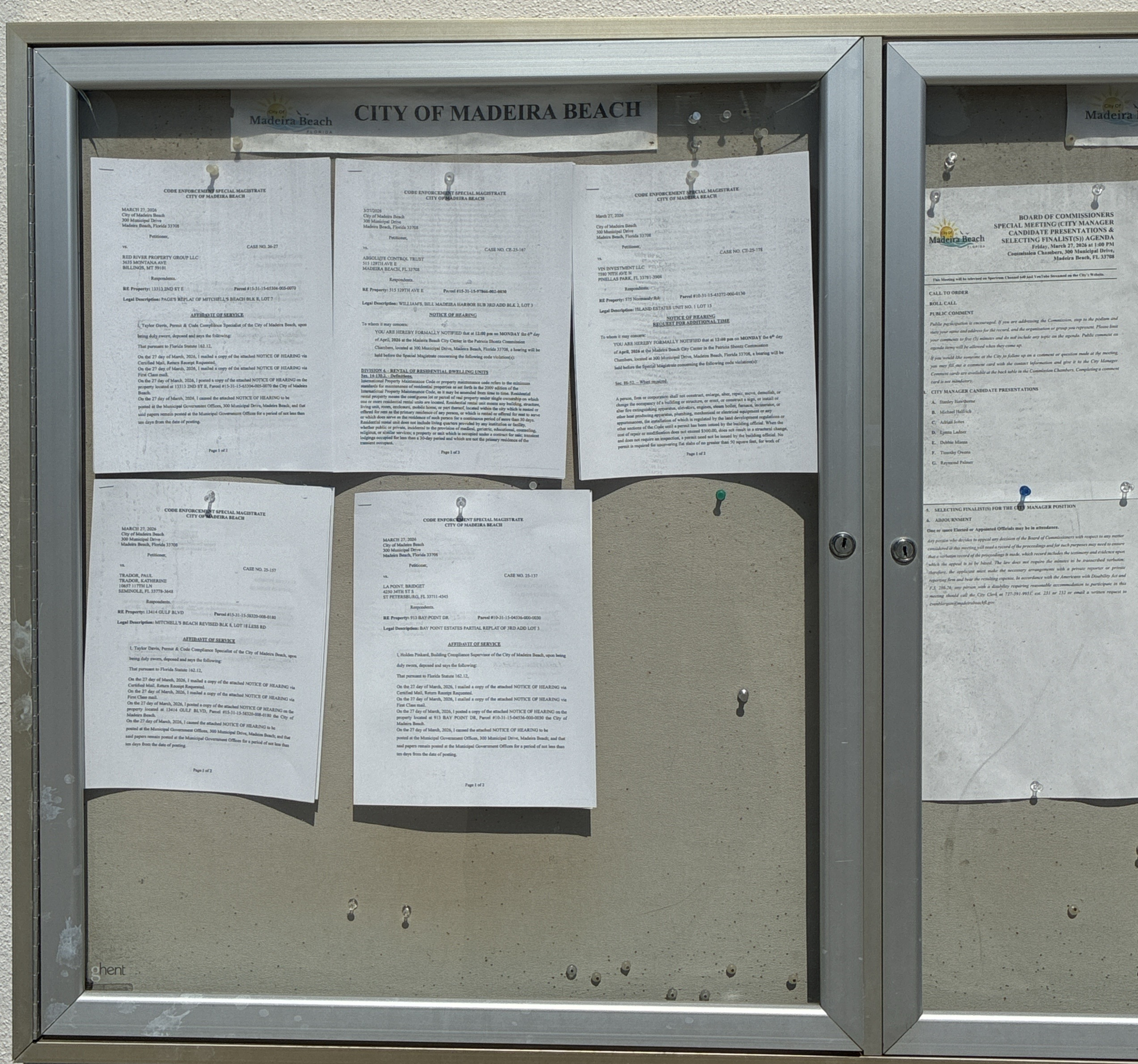
Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

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 21 day of March, 2026.

Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach

March 27, 2026 at 11:24:14 AM



Mar 27, 2026 at 1:48:21 PM