



Parcel Summary
(as of 13-Feb-2026)

Parcel Number

10-31-15-43272-000-0130

- Owner Name
VIN INVESTMENT LLC
- Property Use
0110 Single Family Home
- Site Address
**575 NORMANDY RD
MADEIRA BEACH, FL 33708**
- Mailing Address
**7380 70TH AVE N
PINELLAS PARK, FL 33781-3904**
- Legal Description
ISLAND ESTATES UNIT NO. 1 LOT 13
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1951

Living SF	Gross SF	Living Units	Buildings
2,856	3,993	1	1

Parcel Map



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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
23022/2193	\$747,900	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/19

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$649,430	\$649,430	\$649,430	\$649,430	\$649,430

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,210,016	\$936,599	\$936,599	\$1,210,016	\$936,599
2023	N	\$1,178,567	\$851,454	\$851,454	\$1,178,567	\$851,454
2022	N	\$1,131,904	\$774,049	\$774,049	\$1,131,904	\$774,049
2021	N	\$840,958	\$703,681	\$703,681	\$840,958	\$703,681
2020	N	\$639,710	\$639,710	\$639,710	\$639,710	\$639,710

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
16-Dec-2024	\$100	U		NGUYEN BAO VINH	VIN INVESTMENT LLC	23022/2193
06-Sep-2023	\$100	U		NGUYEN BAO VINH	NGUYEN BAO VINH	22554/2252
03-Dec-2019	\$715,000	Q		BUSHERT JAMES A	NGUYEN BAO VINH	20800/2122
23-Sep-2016	\$100	U		BUSHERT JAMES A	BUSHERT JAMES A	19350/2311
16-Sep-2016	\$700,000	Q		CASTALDI MARIA	BUSHERT JAMES A	19349/0952

2025 Land Information

Land Area: \cong 7,754 sf | \cong 0.17 acres

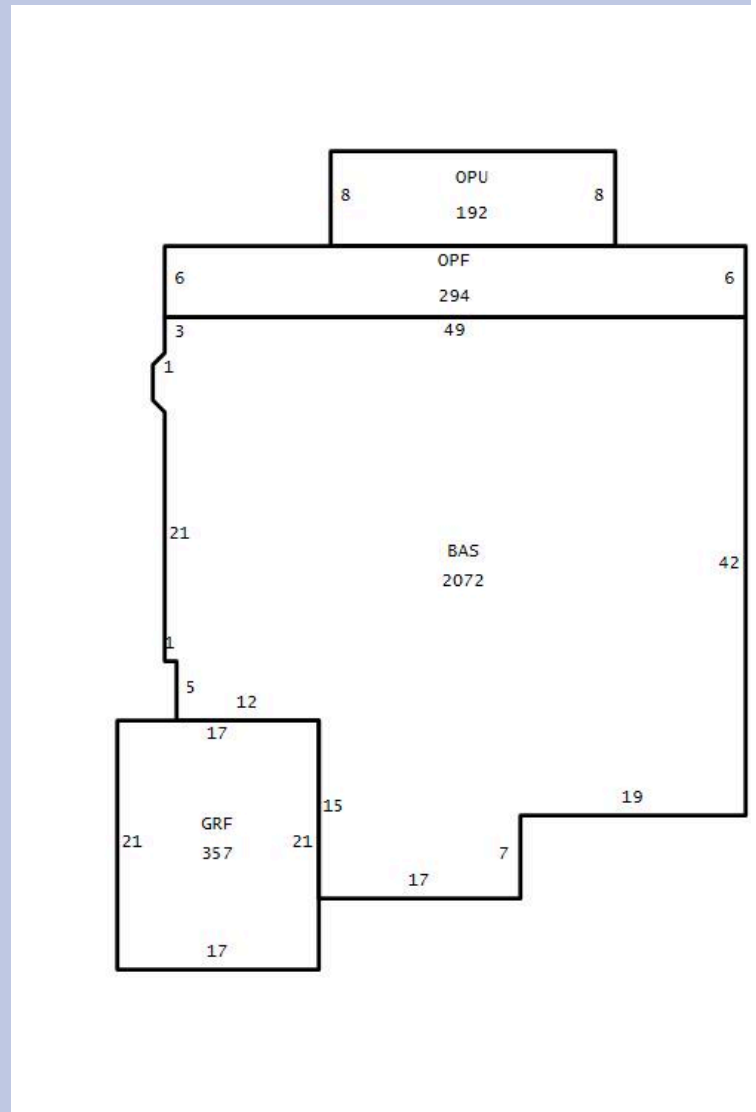
Frontage and/or View: Canal/River

Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	64x120	\$9,000	64.20	FF	1.0914	\$630,611

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	2,072	2,072
Floor System:	Slab On Grade	Upper Story (USF):	784	784
Exterior Walls:	Cb Stucco/Cb Reclad	Garage (GRF):	0	357
Unit Stories:	2	Open Porch (OPF):	0	588
Living Units:	1	Open Porch Unfinished (OPU):	0	192
Roof Frame:	Gable Or Hip	Total Area SF:	2,856	3,993
Roof Cover:	Shingle Composition			
Year Built:	1951			
Building Type:	Single Family			
Quality:	Above Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Upgrade			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	13			
Effective Age:	33			



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$13,000.00	1	\$13,000	\$5,200	1982
DOCK	\$62.00	330.0	\$20,460	\$9,002	2003
FIREPLACE	\$11,000.00	1	\$11,000	\$4,400	1982
PATIO/DECK	\$28.00	200.0	\$5,600	\$2,240	2000
PATIO/DECK	\$15.00	180.0	\$2,700	\$1,512	2009
POOL	\$59,000.00	1	\$59,000	\$33,040	2009
SHED	\$13.00	102.0	\$1,326	\$1,326	1970
SOLAR	\$2.50	7,200.0	\$18,000	\$18,000	2013
SPA/JAC/HT	0.00	1	\$0	\$0	1992

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
PER-H-CB08-11671	POOL	10/31/2008	\$23,000
PER-H-CB313332	GARAGE	03/01/2005	\$8,910
PER-H-CB294022	ADDITION/REMODEL/RENOVATION	04/14/2004	\$3,600
RP3378903	DOCK	01/06/2004	\$0
PER-H-CB243117	ROOF	10/04/2001	\$3,775

**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. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

RE Property: 575 Normandy Rd

Parcel #10-31-15-43272-000-0130

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

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 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 27 day of MARCH, 2026.



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

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

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Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

AFFIDAVIT OF SERVICE

I, Connor Mecko, 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 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 575 NORMANDY RD, Parcel # 10-31-15-43272-000-0130 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.

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 X physical presence or _____ online notarization, this 27 day of March, 2026, by Connor Mecko 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.



Mar 27, 2026 at 1:14:36 PM

