Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 27-Mar-2026)

Parcel Number
15-31-15-97866-002-0030

- Owner Name
  ABSOLUTE CONTROL TRUST
- Property Use
  0820 Duplex-Triplex-Fourplex
- Site Address
  515 129TH AVE E
  MADEIRA BEACH, FL 33708
- Mailing Address
  515 129TH AVE E
  MADEIRA BEACH, FL 33708
- Legal Description
  WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1964

Heated SF	Gross SF	Living Units	Buildings
2,590	**2,956**	**4**	**1**

Parcel Map

Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications

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
23363/2376	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	32/7

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$875,000	$875,000	$875,000	$875,000	$875,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$1,150,000	$1,072,385	$1,072,385	$1,150,000	$1,072,385
2023	N	$1,040,000	$973,500	$973,500	$1,040,000	$973,500
2022	N	$885,000	$885,000	$885,000	$885,000	$885,000
2021	N	$580,600	$580,600	$580,600	$580,600	$580,600
2020	N	$648,134	$581,696	$581,696	$648,134	$581,696

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
19-Nov-2025	$0	U	I	REAL ESTATE COMPANY	ABSOLUTE CONTROL TRUST	23363/2376
06-Oct-2025	$0	U	I	PERSISTENT PROPETIES LLC	REAL ESTATE COMPANY LLC	23317/2442
24-Sep-2025	$100	U	I	PERSISTENT PROPETIES LLC	FLORIDA LIMITED LIABILITY COMPANY	23313/0620
27-Jan-2021	$1,000,000	Q	I	MASON THOMAS A	PERSISTENT PROPERTIES LLC	21391/1759
09-Aug-2005	$715,000	Q	I	PUNISKA GABRIEL J JR	MASON, THOMAS A	14516/2012

2025 Land Information

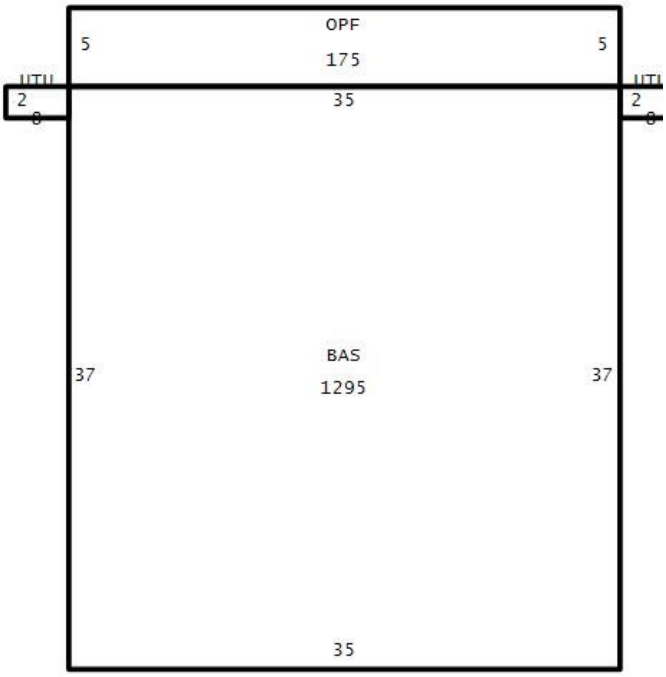
Land Area: ≅ 5,158 sf | ≅ 0.11 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	60x92	$11,500	60.10	FF	.9991	$690,528

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	2
Living Units:	4
Roof Frame:	Flat Shed
Roof Cover:	Bu Tar & Gravel Alt
Year Built:	1964
Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	12
Effective Age:	27

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,295	1,295
Upper Story (USF):	1,295	1,295
Open Porch (OPF):	0	350
Utility Unfinished (UTU):	0	16
Total Area SF:	**2,590**	**2,956**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$3,500.00	1	$3,500	$1,400	1970
DOCK	$62.00	180.0	$11,160	$5,580	2006

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
D&L20230544	BOAT LIFT/DAVIT	07/19/2023	$8,600

Permit Number	Description	Issue Date	Estimated Value
WND-23-00266	BOAT LIFT/DAVIT	04/10/2023	$0
BR3501	ADDITION/REMODEL/RENOVATION	03/27/2019	$8,200
461	ROOF	04/13/2016	$6,800
M3773306	DOCK	11/01/2006	$0
PER-H-CB299891	MISCELLANEOUS	07/15/2004	$2,000
9800602	ROOF	10/23/1998	$4,091

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

NOVEMBER 14, 2025

REAL ESTATE COMPANY LLC
2850 34TH ST N PMB 1238
ST PETERSBURG, FL 33713-3635
Case Number: CE-25-167

RE Property: 515 129th Ave. E **Parcel #**15-31-15-97866-002-0030

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, 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):

DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS
Sec. 14-130.2. - Definitions.
International Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental property means the contiguous lot or parcel of real property under single ownership on which one or more residential rental units are located. Residential rental unit means any building, structure, living unit, room, enclosure, mobile home, or part thereof, located within the city which is rented or offered for rent as the primary residence of any person, or which is rented or offered for rent to serve or which does serve as the residence of such person for a continuous period of more than 30 days. Residential rental unit does not include living quarters provided by any institution or facility, whether public or private, incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services; a property or unit which is occupied under a contract for sale; transient lodgings occupied for less than a 30-day period and which are not the primary residence of the transient occupant.

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.
(3) Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.
(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.
(9)All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to al provisions of the National Electrical Code.

Sec. 14-71. - Duties and responsibilities of operator.
(c)Every operator shall be responsible for the elimination of infestation in and on the premises subject to his control.

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 uncovered flat slabs of no greater than 50 square feet, for work of a 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.

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

Floor/subfloor in bathroom near shower and toilet is soft and needs to be repaired.
Broken floor tile needs to be replaced.

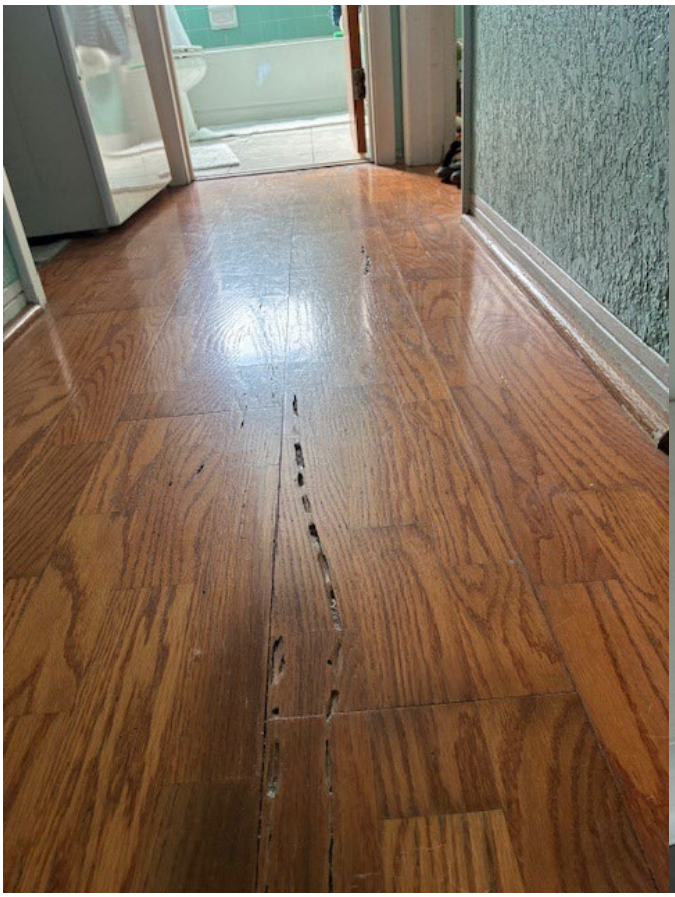
Therefor ate listed,
the City a citation

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

Broken tile in shower needs to be replaced and/or repaired.

Therefore, listed,
the City v ation

Electrical connection(s) need to be properly sealed with cover



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Termite damage to floor and signs of active termites

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):

- Floor/subfloor in bathroom near shower and toilet is soft and needs to be repaired. Broken floor tile needs to be replaced.
- Broken tile in shower needs to be replaced and/or repaired.
- Electrical connection(s) need to be properly sealed with cover
- Visible termite damage and signs of active termites
- A stop work order has been placed on the property for unpermitted work being done to the lower-level units.

Corrective Action(s):

Correct all concerns as noted in the violation detail. In addition, either the property owner and/or 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:
NOVEMBER 28, 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
727-742-1645

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.

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Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

DECEMBER 2, 2025

REAL ESTATE COMPANY LLC
2850 34TH ST N PMB 1238
ST PETERSBURG, FL 33713-3635
Case Number: CE-25-167

RE Property: 515 129th Ave. E **Parcel #**15-31-15-97866-002-0030

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

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):

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Floor/subfloor in bathroom near shower and toilet is soft and needs to be repaired.
Broken floor tile needs to be replaced.

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.

Broken tile in shower needs to be replaced and/or repaired.

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Termite damage to floor and signs of active termites

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

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- A stop work order has been placed on the property for unpermitted work being done to the lower-level units.

Corrective Action(s):

Correct all concerns as noted in the violation detail. In addition, either the property owner and/or 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:
DECEMBER 16, 2025

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

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300 Municipal Drive
Madeira Beach, Florida 33708

REAL ESTATE COMPANY LLC
2850 34TH ST N PMB 1238
ST PETERSBURG, FL 33713-3635
Case Number: CE-25-167

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

3/27/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 515 129TH AVE E **Parcel #15-31-15-97866-002-0030**

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, 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 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):

DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS
Sec. 14-130.2. - Definitions.
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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 Maderia Beach within five (5) days at 300 Municipal Drive, Maderia 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 27th day of March, 2026.

Connor Mecko, Code Compliance Specialist
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. 25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 515 129TH AVE E **Parcel** #15-31-15-97866-002-0030

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

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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.
(3) Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.
(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.
(9)All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to al provisions of the National Electrical Code.

Sec. 14-71. - Duties and responsibilities of operator.
(c)Every operator shall be responsible for the elimination of infestation in and on the premises subject to his control.

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 uncovered flat slabs of no greater than 50 square feet, for work of a 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, Code Compliance Specialist
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. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 515 129TH AVE E **Parcel #** 15-31-15-97866-002-0030

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

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 515 129TH AVE E, Parcel # 15-31-15-97866-002-0030 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.

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

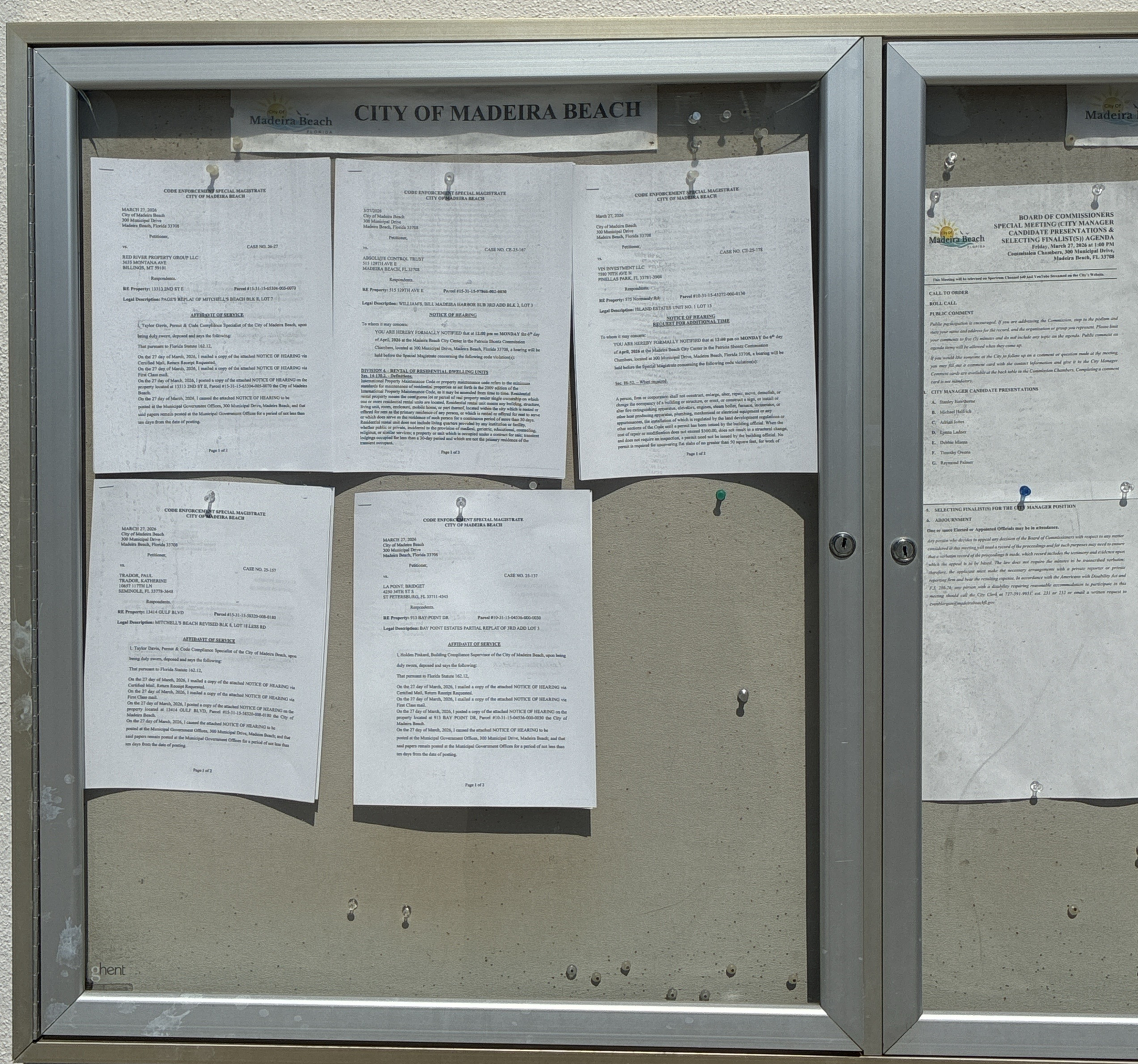
Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.

MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

March 27, 2026 at 11:24:14 AM



Mar 27, 2026 at 12:46:27 PM