Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

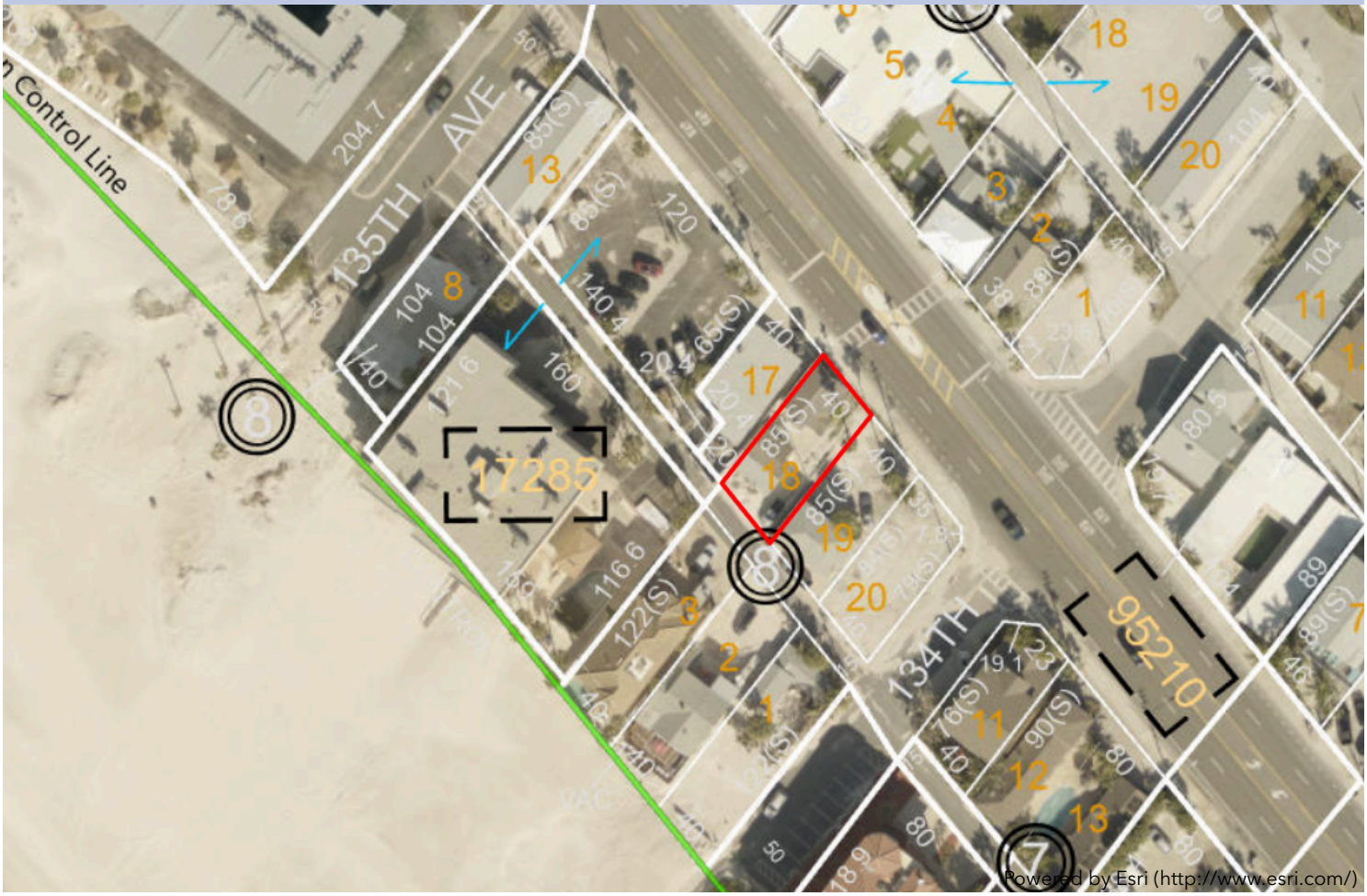
Parcel Summary
(as of 27-Mar-2026)

Parcel Number
15-31-15-58320-008-0180

- Owner Name
  TRADOR, PAUL
  TRADOR, KATHERINE
- Property Use
  0810 Single Family - more than one house per parcel
- Site Address
  13414 GULF BLVD
  MADEIRA BEACH, FL 33708
- Mailing Address
  10657 117TH LN
  SEMINOLE, FL 33778-3648
- Legal Description
  MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1938 | 1938

Living SF	Gross SF	Living Units	Buildings
1,022	**1,166**	**2**	**2**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

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
23216/0495	$808,900	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$698,818	$383,039	$383,039	$698,818	$383,039

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$839,201	$365,001	$365,001	$839,201	$365,001
2023	N	$793,003	$331,819	$331,819	$793,003	$331,819
2022	N	$830,682	$301,654	$301,654	$830,682	$301,654
2021	N	$430,883	$274,231	$274,231	$430,883	$274,231
2020	N	$249,301	$249,301	$249,301	$249,301	$249,301

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
02-Jul-2025	$100	U	I	TRADOR LEE	TRADOR PAUL	23216/0495
10-Sep-1999	$100	U	I	TRADOR LEE	TRADOR, LEE	10654/1925
04-May-1999	$0	U	I	TRADOR LEE	TRADOR, LEE	10504/0152

2025 Land Information

Land Area: ≅ 3,302 sf | ≅ 0.07 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x85	$19,500	40.00	FF	1.0695	$834,210

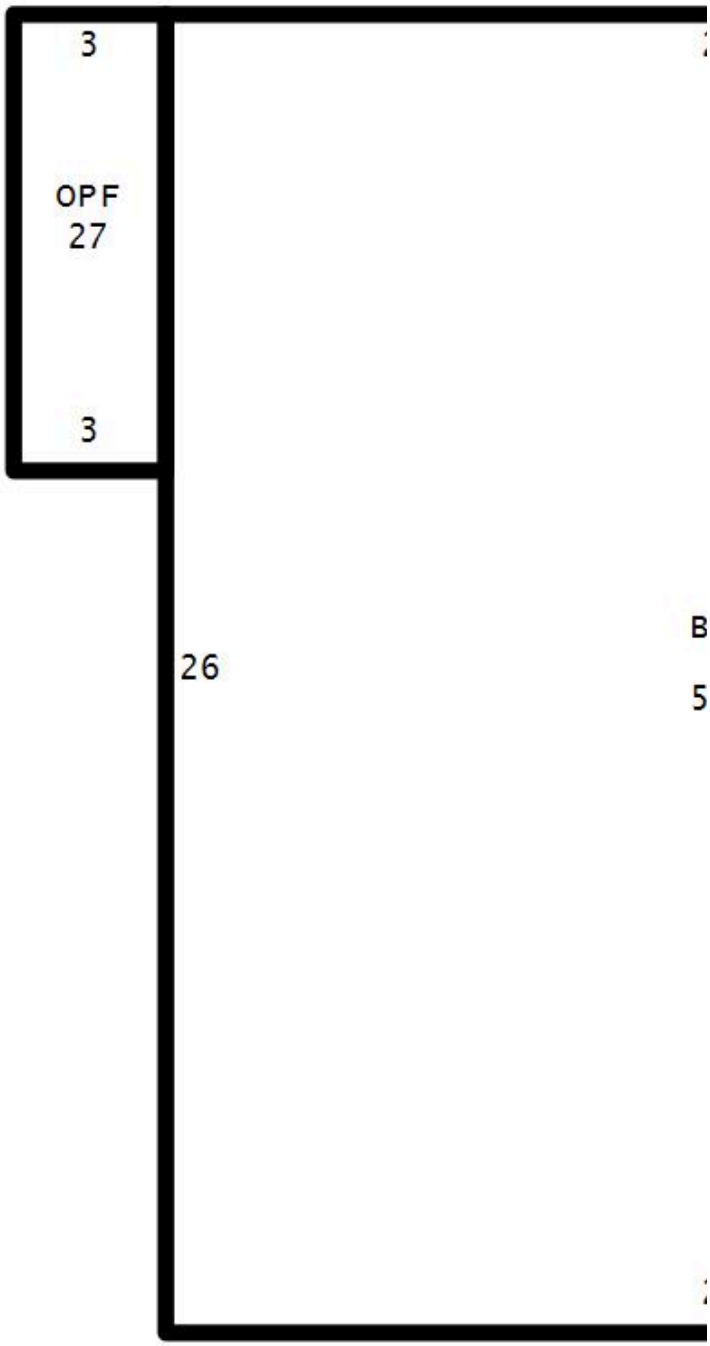
2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Wood
Exterior Walls:	Frame/Reclad Alum/Viny
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	572	572
Open Porch (OPF):	0	27
Utility (UTF):	0	28
Total Area SF:	**572**	**627**

Structural Elements

Year Built:	1938
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Reverse Cyc/Wall Unit
Cooling:	None
Fixtures:	3
Effective Age:	43

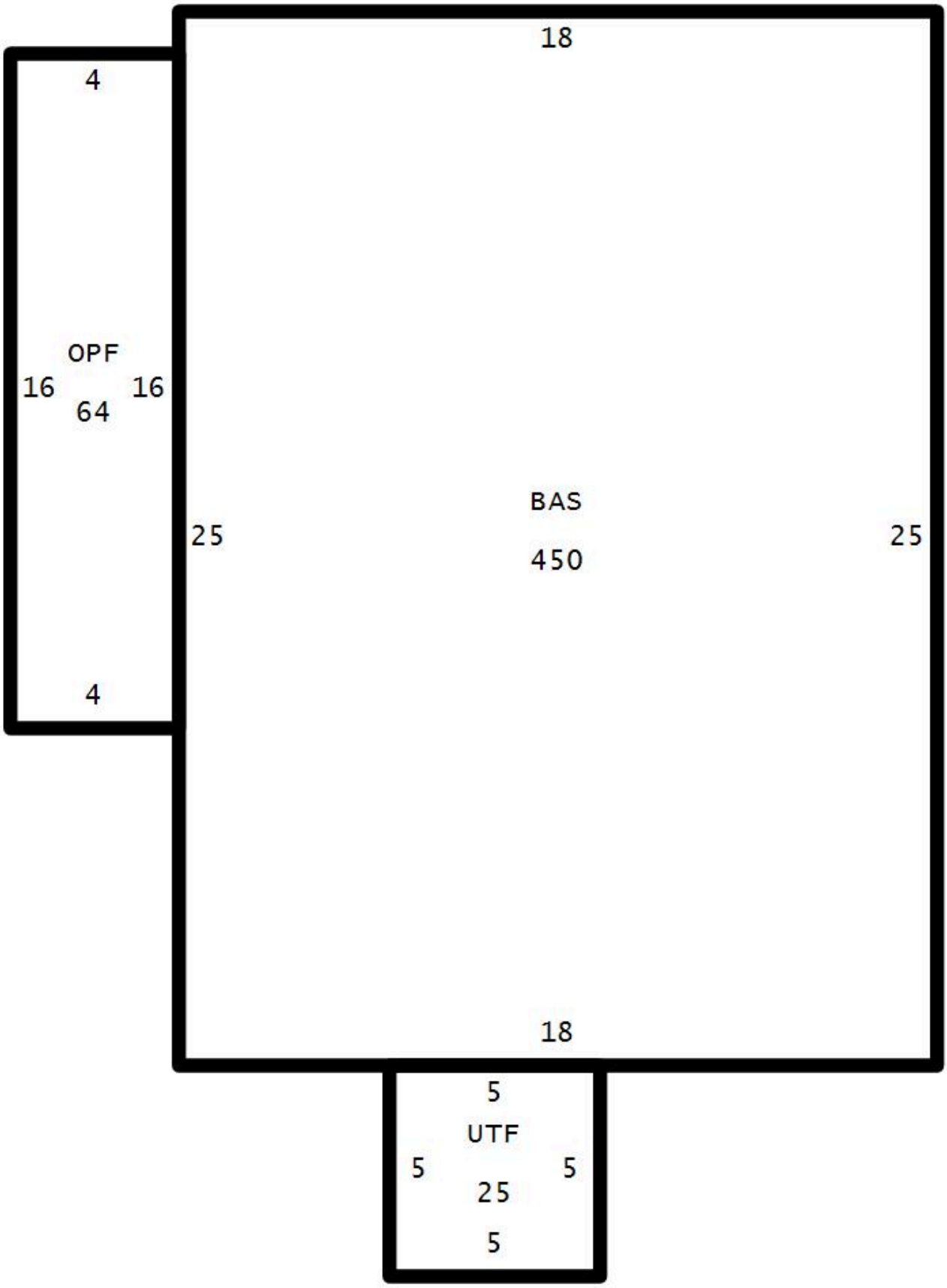


2025 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Piers
Floor System:	Wood
Exterior Walls:	Frame/Reclad Alum/Viny
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1938
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Reverse Cyc/Wall Unit
Cooling:	None
Fixtures:	3
Effective Age:	43

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	450	450
Open Porch (OPF):	0	64
Utility (UTF):	0	25
Total Area SF:	**450**	**539**

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$28.00	240.0	$6,720	$2,957	2003

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
2025-3737-ROOF	ROOF	07/18/2025	$10,350

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 3, 2025

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778
Case Number: CE-25-157

RE Property: 13414 GULF BLVD **Parcel** #15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

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 – full hurricane remodel

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:
NOVEMBER 17, 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.

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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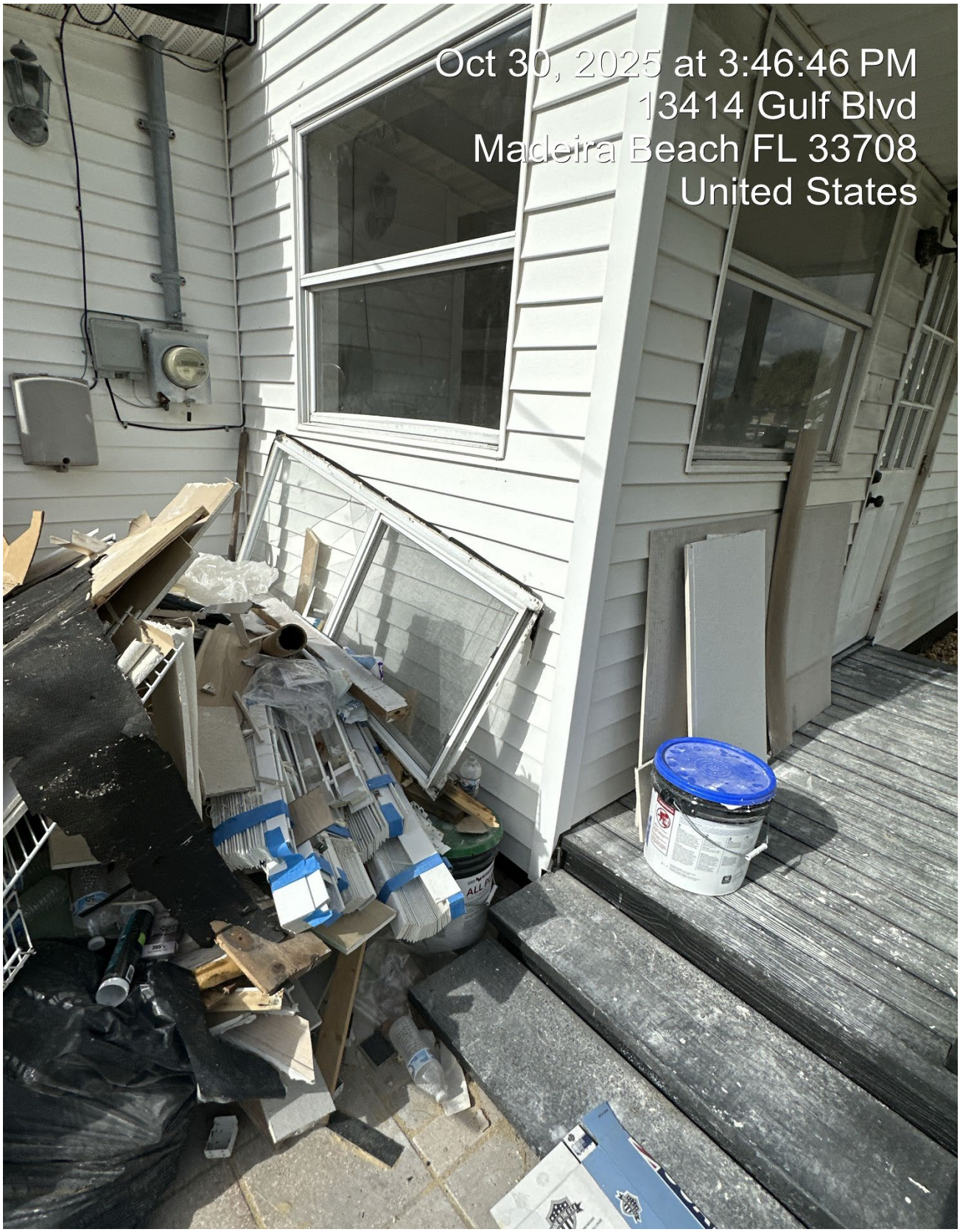

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BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

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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 18, 2025

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778
Case Number: CE-25-157

RE Property: 13414 GULF BLVD **Parcel** #15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

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.

Violation Detail(s):

Work without a permit – full hurricane remodel

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:
DECEMBER 2, 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.

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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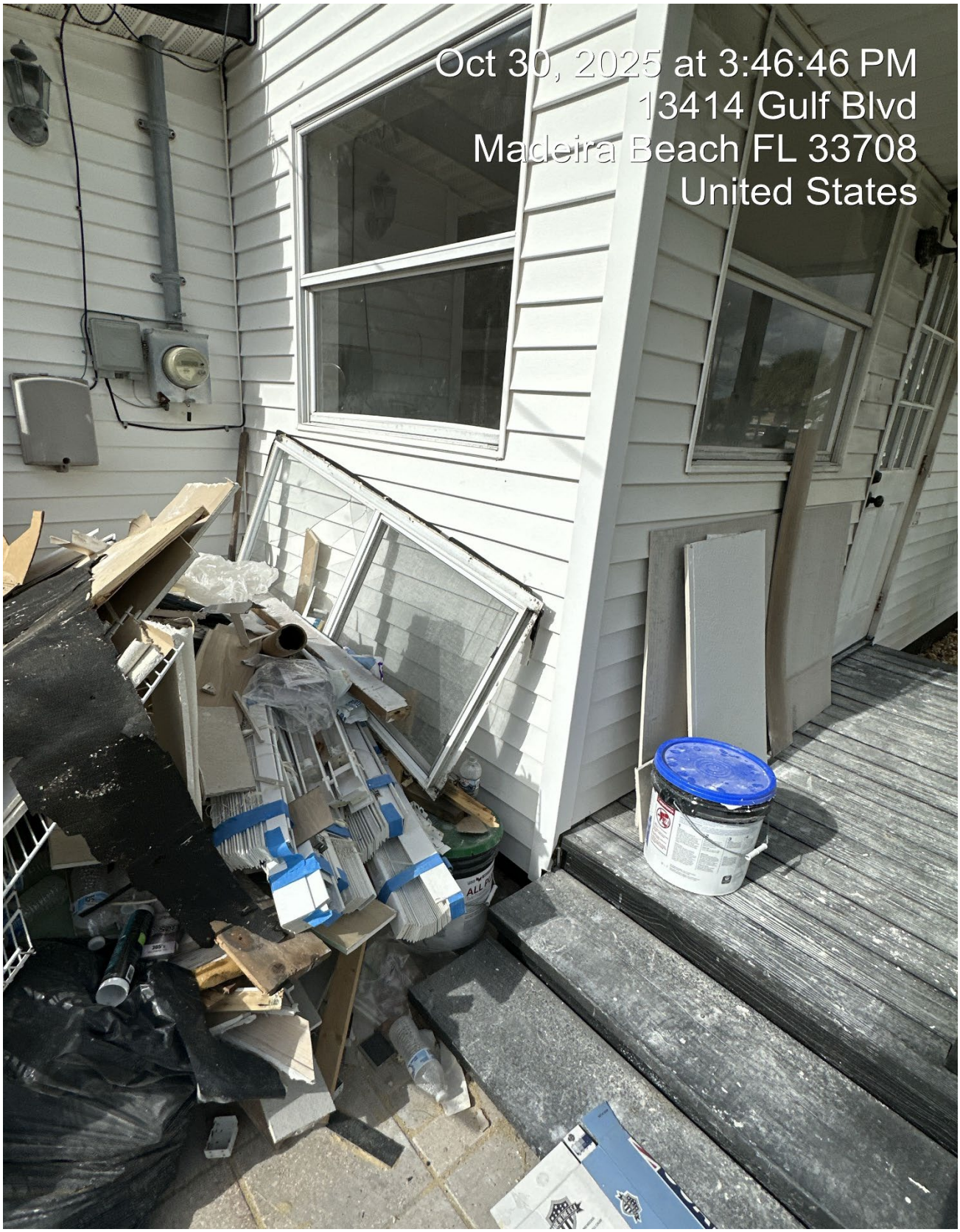

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BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

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CERTIFIED MAIL®

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11/18/2025 2
043M312337

300 Municipal Drive
Madeira Beach, Florida 33708

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778
Case Number: CE-25-157

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paul Trador
Katherine Trador
10657 117th Ln
Seminole, FL 33778
CE25-157

9590 9402 8374 3156 7178 59

2. Article Number *(Transfer from service label)*

9589 0710 5270 3511 8307 98

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ed Mail
☐ ed Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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. 25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648

Respondents.

RE Property: 13414 GULF BLVD **Parcel** #15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & 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 13414 GULF BLVD, Parcel #15-31-15-58320-008-0180 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.

Taylor Davis, Permit & 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 26 day of March, 2026, by Taylor Davis, 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

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. 25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648

Respondents.

RE Property: 13414 GULF BLVD **Parcel #**15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

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.

Taylor Davis, Permit & 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. 25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648

Respondents.

RE Property: 13414 GULF BLVD **Parcel** #15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

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. 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.

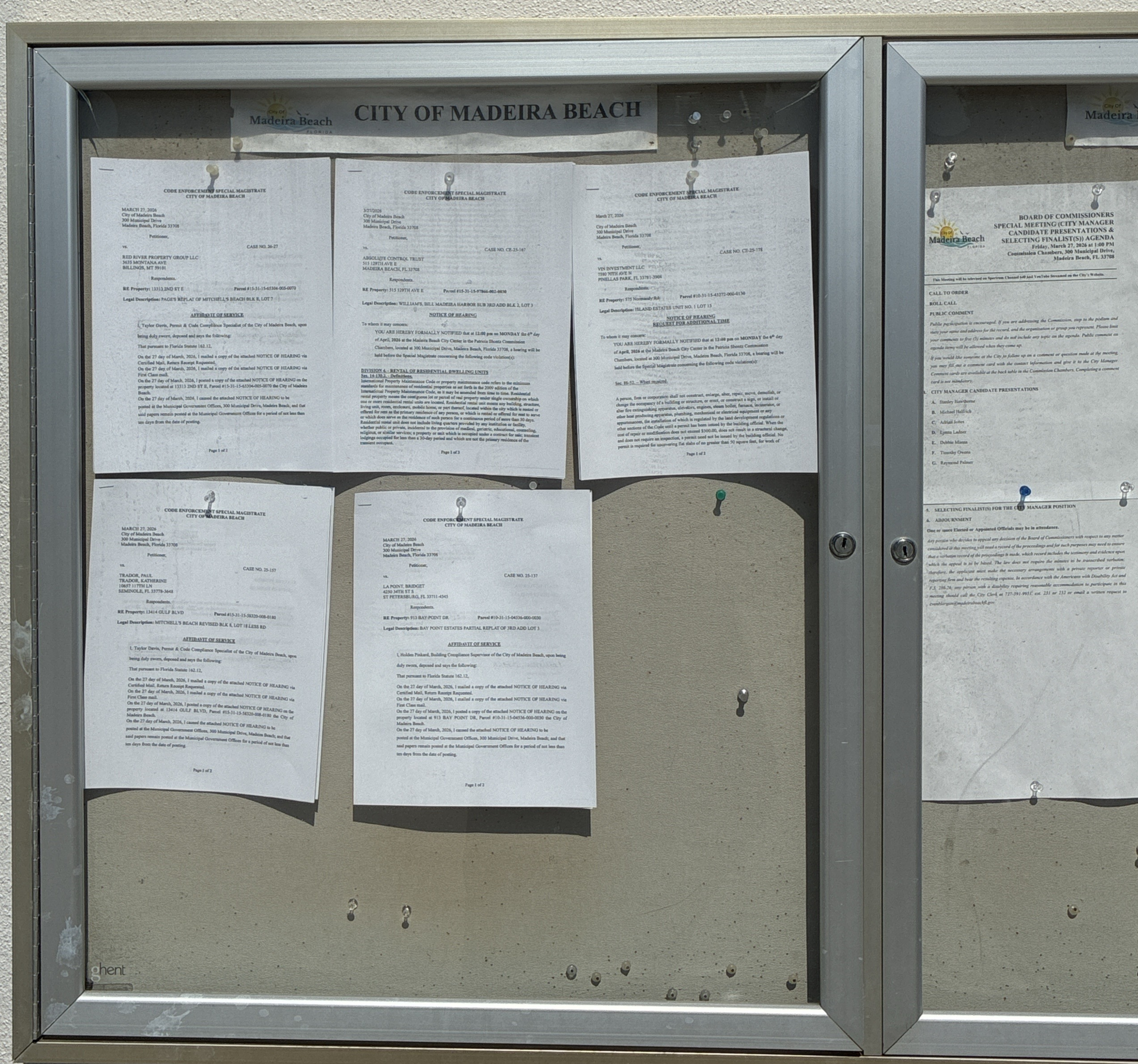
Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

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.

Taylor Davis,Permit & Code Compliance Specialist
City of Madeira Beach

March 27, 2026 at 11:24:14 AM



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. 25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648

Respondents.

RE Property: 13414 GULF BLVD **Parcel** #15-31-15-50320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & 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.
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Page 1 of 2