Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

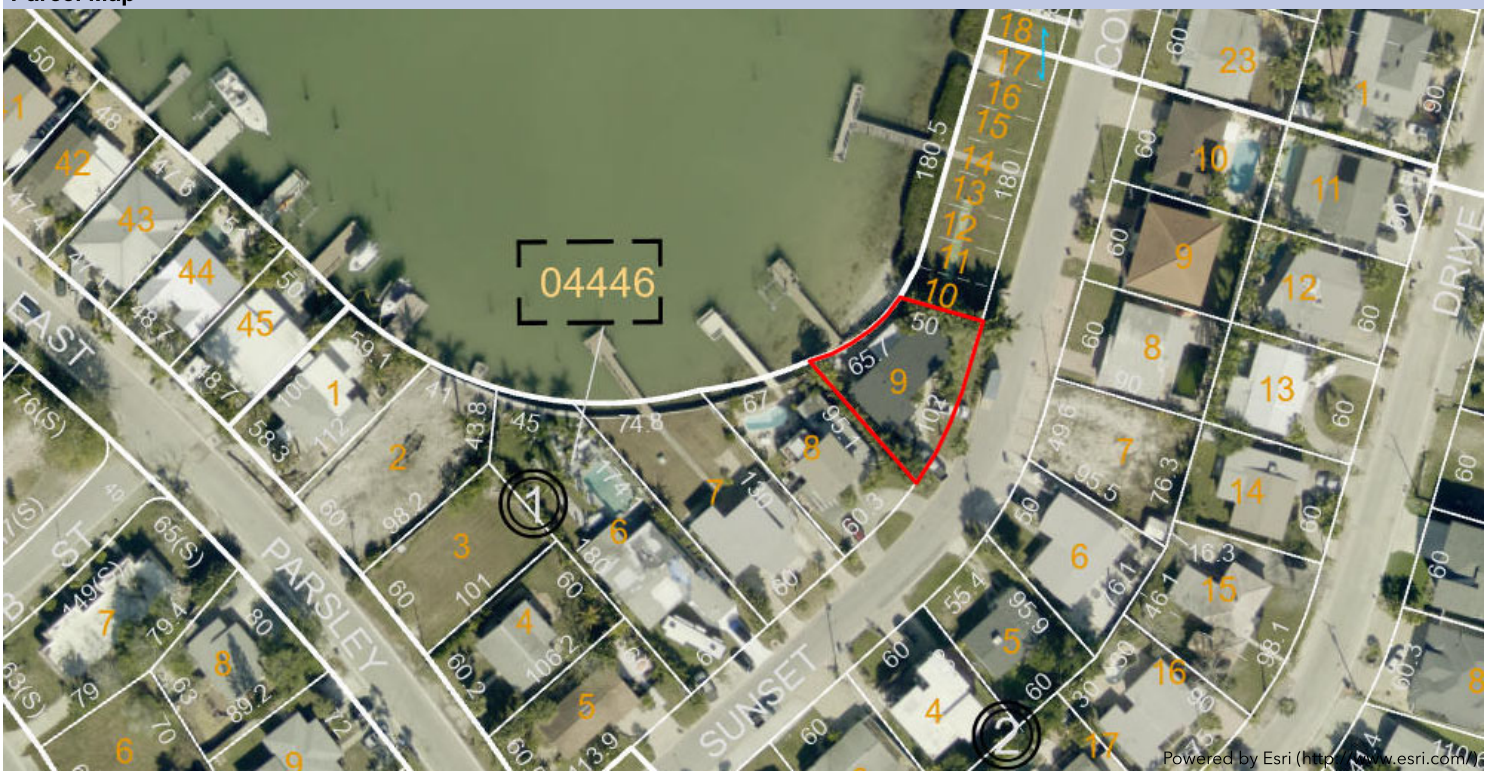
## Parcel Summary
(as of 04-Nov-2026)

Parcel Number
# 10-31-15-04446-001-0090

- Owner Name
  **HERNANDEZ, BRENDA FERNANDEZ**
- Property Use
  **0110 Single Family Home**
- Site Address
  **712 SUNSET CV**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **105 147TH AVE E**
  **MADEIRA BEACH, FL 33708-2125**
- Legal Description
  **BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **1956**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **1,456** | **2,116** | **1** | **1** |

## Parcel Map




## Exemptions

| Year | Homestead | Use % | Status | Property Exemptions & Classifications |
|---|---|---|---|---|
| 2028 | 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). |
| 2027 | No | 0% | | |
| 2026 | No | 0% | | |

**Miscellaneous Parcel Info**

| Last Recorded Deed | Sales Comparison | Census Tract | Evacuation Zone | Flood Zone | Elevation Certificate | Zoning | Plat Bk/Pg |
|---|---|---|---|---|---|---|---|
| 23593/1351 | $764,600 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 27/8 |

**2026 Final Values**

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2026 | $650,758 | $650,758 | $650,758 | $650,758 | $650,758 |

**Value History**

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2025 | N | $603,346 | $603,346 | $603,346 | $603,346 | $603,346 |
| 2024 | N | $905,048 | $795,712 | $795,712 | $905,048 | $795,712 |
| 2023 | N | $951,576 | $723,375 | $723,375 | $951,576 | $723,375 |
| 2022 | N | $808,270 | $657,614 | $657,614 | $808,270 | $657,614 |
| 2021 | N | $611,426 | $597,831 | $597,831 | $611,426 | $597,831 |

**2026 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 | 2026 Millage Rate | Tax District |
|---|---|---|
| View 2026 Tax Bill | 16.132 | (MB) |

**Sales History**

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 11-Jun-2026 | $600,000 | U | I | SBR CONSTRUCTION LLC | HERNANDEZ BRENDA FERNANDEZ | 23593/1351 |
| 10-Jul-2025 | $750,000 | Q | I | HENDRICKSON JUDITH A | SBR CONSTRUCTION LLC | 23226/0691 |
| 30-Jun-2022 | $0 | U | I | HENDRICKSON JUDITH A | HENDRICKSON JUDITH A TRUSTEE | 22126/2481 |
| 03-Feb-2020 | $0 | U | I | HENDRICKSON JUDITH A PERSONAL REPRESENTATIVE | HENDRICKSON JUDITH A | 20993/2296 |
| 22-May-2019 | $0 | U | I | HENDRICKSON CHARLES WAYNE EST | HENDRICKSON JUDITH A | 20549/2248 |

**2026 Land Information**

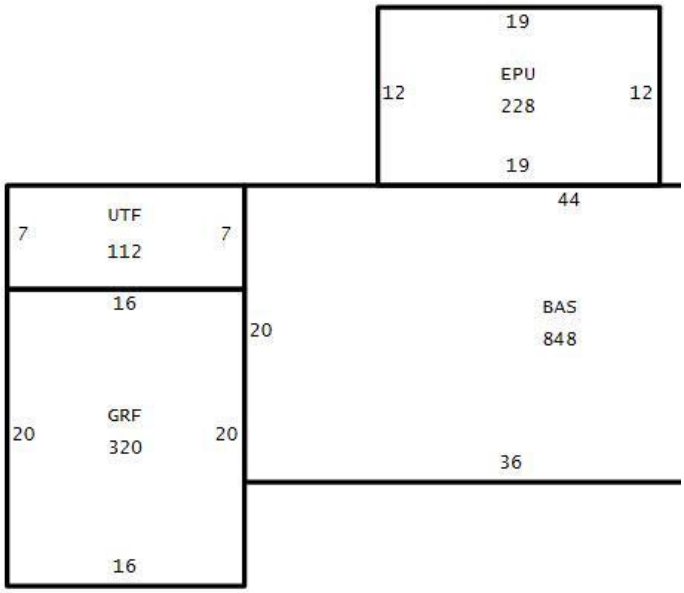
Land Area: ≅ 5,619 sf | ≅ 0.12 acres  Frontage and/or View: Intracoastal  Seawall: Yes

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 76x73 | $9,800 | 76.60 | FF | .8613 | $646,561 |

## 2026 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation: | Continuous Footing Poured |
| Floor System: | Slab Above Grade Low |
| Exterior Walls: | Frame/Reclad Alum/Viny |
| Unit Stories: | 2 |
| Living Units: | 1 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Shingle Composition |
| Year Built: | 1956 |
| Building Type: | Single Family |
| Quality: | Average |
| Floor Finish: | Carpet/Hardtile/Hardwood |
| Interior Finish: | Upgrade |
| Heating: | Central Duct |
| Cooling: | Cooling (Central) |
| Fixtures: | 6 |
| Effective Age: | 34 |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS): | 848 | 848 |
| Upper Story (USF): | 608 | 608 |
| Enclosed Porch Unfinished (EPU): | 0 | 228 |
| Garage (GRF): | 0 | 320 |
| Utility (UTF): | 0 | 112 |
| **Total Area SF**: | **1,456** | **2,116** |




## 2026 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| BT LFT/DAV | $7,500.00 | 1 | $7,500 | $4,200 | 2010 |
| DOCK | $62.00 | 304.0 | $18,848 | $10,555 | 1956 |
| PATIO/DECK | $15.00 | 108.0 | $1,620 | $648 | 1966 |
| SPA/JAC/HT | $19,000.00 | 1 | $19,000 | $12,350 | 2014 |

## 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 |
|---|---|---|---|
| 2025-4086-ROOF | ROOF | 09/17/2025 | $8,068 |
| 2025-3869-RINT | ADDITION/REMODEL/RENOVATION | 08/27/2025 | $30,958 |
| 2024-2995-MECH | HEAT/AIR | 11/22/2024 | $13,099 |
| 2023-2245-GADR | WINDOWS/DOORS | 09/15/2023 | $3,525 |
| MECH20220226 | HEAT/AIR | 03/21/2022 | $14,200 |
| P5204 | PLUMBING | 12/08/2020 | $3,150 |
| 1098 | MISCELLANEOUS | 11/10/2016 | $7,200 |
| 201400382 | POOL | 06/03/2014 | $25,500 |
| 201400274 | ROOF | 04/25/2014 | $3,897 |
| 201010497 | BOAT LIFT/DAVIT | 11/29/2010 | $825 |

**Adam Ross**
Pinellas County Tax Collector

# 2026 Real Estate
## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

125561.0000

| PARCEL NUMBER | ESCROW CD | Millage Code |
|---|---|---|
| R114973 | | MB |

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

712 SUNSET CV MADEIRA BEACH
BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH FL 33708-2125

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727) 464-7777

**AD VALOREM TAXES**

| TAXING AUTHORITY | ASSESSED VALUE | MILLAGE RATE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 650,758 | 4.4989 | 0 | 650,758 | 2,927.70 |
| HEALTH DEPARTMENT | 650,758 | 0.0713 | 0 | 650,758 | 46.40 |
| EMS | 650,758 | 0.8050 | 0 | 650,758 | 523.86 |
| SCHOOL-STATE LAW | 650,758 | 3.0250 | 0 | 650,758 | 1,968.54 |
| SCHOOL-LOCAL BD. | 650,758 | 3.2480 | 0 | 650,758 | 2,113.66 |
| SW FLA WTR MGMT. | 650,758 | 0.1831 | 0 | 650,758 | 119.15 |
| PINELLAS COUNTY PLN.CNCL. | 650,758 | 0.0171 | 0 | 650,758 | 11.13 |
| JUVENILE WELFARE BOARD | 650,758 | 0.8168 | 0 | 650,758 | 531.54 |
| SUNCOAST TRANSIT AUTHORITY | 650,758 | 0.7168 | 0 | 650,758 | 466.46 |
| MADEIRA BEACH | 650,758 | 2.7500 | 0 | 650,758 | 1,789.58 |

**IMPORTANT:** All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

| | | | |
|---|---|---|---|
| TOTAL MILLAGE | 16.1320 | AD VALOREM TAXES | 10,498.02 |

**NON AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY | RATE | AMOUNT |
|---|---|---|

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

| | |
|---|---|
| NON AD VALOREM ASSESSMENTS | 0.00 |
| COMBINED TAXES AND ASSESSMENTS 10,498.02 | See reverse side for important information |

| If Paid By | 11/30/2026 | 12/31/2026 | 01/31/2027 | 02/28/2027 | 03/31/2027 |
|---|---|---|---|---|---|
| Please Pay | 10,078.10 | 10,183.08 | 10,288.06 | 10,393.04 | 10,498.02 |

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

**Adam Ross**
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

125561.0000

| PARCEL NUMBER | ESCROW CD | Millage Code |
|---|---|---|
| R114973 | | MB |

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

712 SUNSET CV MADEIRA BEACH
BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH FL 33708-2125

DO NOT WRITE BELOW THIS PORTION

| If Paid By | 11/30/2026 | 12/31/2026 | 01/31/2027 | 02/28/2027 | 03/31/2027 |
|---|---|---|---|---|---|
| Please Pay | 10,078.10 | 10,183.08 | 10,288.06 | 10,393.04 | 10,498.02 |

1 0R114973 2026 3

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

**CODE ENFORCEMENT**
**CITY OF MADEIRA BEACH**

MAY 18, 2026

SBR CONSTRUCTION LLC
712 SUNSET CV
MADEIRA BEACH FL 33708
Case Number: CE-26-72

**RE Property:** 712 SUNSET CV **Parcel #**10-31-15-04446-001-0090

**Legal Description:** BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

## 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.

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

**Violation Detail(s):**

Work without a permit – new fence obstructing public works stormwater outfall

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to remove fencing or apply for and obtain an "after-the-fact" fence permit to comply.

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

Follow up date:
JUNE 1, 2026

**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.

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 FAX:727-399-1131



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

**CODE ENFORCEMENT**
**CITY OF MADEIRA BEACH**

JULY 27, 2026

SBR CONSTRUCTION LLC
712 SUNSET CV
MADEIRA BEACH FL 33708
Case Number: CE-26-72

**RE Property:** 712 SUNSET CV **Parcel #**10-31-15-04446-001-0090

**Legal Description:** BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

## CERTIFIED 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.

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

**Violation Detail(s):**

Work without a permit – new fence obstructing public works stormwater outfall

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to remove fencing or apply for and obtain an "after-the-fact" fence permit to comply.

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

Follow up date:
AUGUST 10, 2026

**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.

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 FAX:727-399-1131



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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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

SBR CONSTRUCTION LLC
712 SUNSET CV
MADEIRA BEACH FL 33708
Case Number: CE-26-72

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

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

November 4, 2026

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

Petitioner,

vs. CASE NO. CE-26-72

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH, FL 33708-2125

Respondents.

**RE Property:** 712 SUNSET CV **Parcel #** 10-31-15-04446-001-0090

**Legal Description:** BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

**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.

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

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

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

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

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

November 4, 2026

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

Petitioner,

vs. CASE NO. CE-26-72

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH, FL 33708-2125

Respondents.

**RE Property:** 712 SUNSET CV **Parcel #**10-31-15-04446-001-0090

**Legal Description:** BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

## 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 4th day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4th day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4th day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 712 SUNSET CV, Parcel #10-31-15-04446-001-0090 the City of Madeira Beach.
On the 4th day of November, 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.

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

**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 ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification.
My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name: Samantha Arison

SAMANTHA ARISON
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 374445

CERTIFIED MAIL®

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11/04/2026 ZIP 33708
043M31233717

US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

vs.

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH, FL 33708-2125

Nov 4, 2026 at 3:02:30 PM

Nov 4, 2026 at 2:08:16 PM

CITY OF MADEIRA BEACH

2026 FALL SOCCER REGISTRATION

MEETING NOTICES