



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 04-Sep-2025)

Parcel Number

09-31-15-09980-000-0001

- Owner Name
BOCA VISTA CONDOMINIUM ASSN INC
- Property Use
0974 Condo Common Area Assn Own - w/improvement
- Site Address
**401 150TH AVE
MADEIRA BEACH, FL 33708**
- Mailing Address
**10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830**
- Legal Description
**BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL #520224603 PER O.R.
16331/2015 03/01/2011 EXP 03/01/2027**
- Current Tax District
MADEIRA BEACH [\(MB\)](#)
- Year Built
1985

Living SF	Gross SF	Living Units	Buildings
2,419	3,843	0	1

Parcel Map

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

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16331/2015	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	89/10


2025 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$0	\$0	\$0	\$0	\$0

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$0	\$0	\$0	\$0	\$0
2023	N	\$0	\$0	\$0	\$0	\$0
2022	N	\$0	\$0	\$0	\$0	\$0
2021	N	\$0	\$0	\$0	\$0	\$0
2020	N	\$0	\$0	\$0	\$0	\$0

2024 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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Jul-2008	\$0	U	I	FL INT IMP FUND TR	FL INT IMP FUND TRE	16331/2015

2025 Land Information

Land Area: \cong 20,160 sf | \cong 0.46 acres Frontage and/or View: None Seawall: No

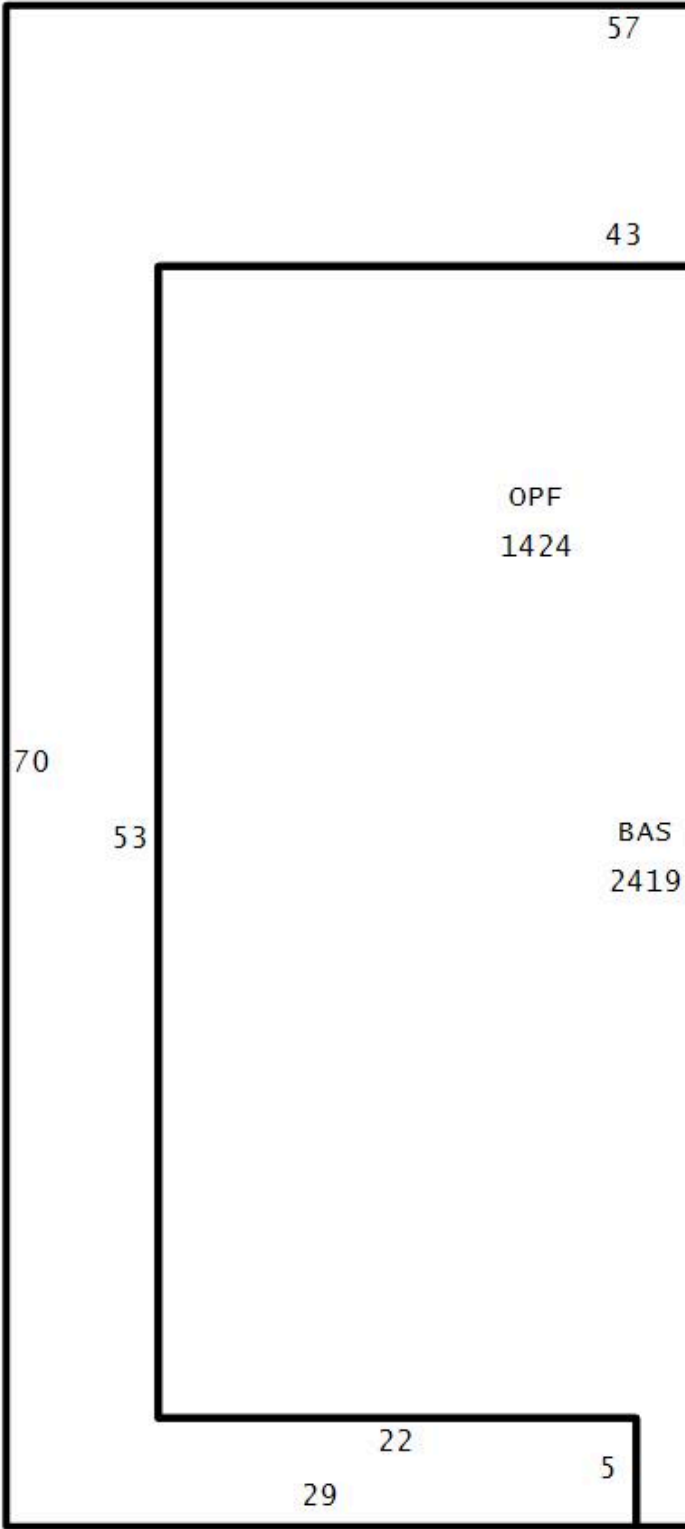
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	\$100,000	3.4500	AC	1.0000	\$345,000

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing	Base (BAS):	2,419	2,419
Floor System:	Slab Above Grade	Open Porch (OPF):	0	1,424
Exterior Walls:	Concrete Blk/Stucco	Total Area SF:	2,419	3,843
Unit Stories:	1			
Roof Frame:	Flat			
Living Units:	0			
Roof Cover:	Built Up Wood			
Year Built:	1985			
Building Type:	Recreational/Clubhouses			
Quality:	Average			
Floor Finish:	Carpet Combination			
Interior Finish:	Dry Wall			

Structural Elements

Cooling: Heat & Cooling Pkg
Fixtures: 11



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$48.00	105.0	\$5,040	\$2,016	1985
MULTI PKG	\$1,000.00	10.0	\$10,000	\$10,000	1985
PATIO/DECK	\$14.00	3,114.0	\$43,596	\$17,438	1985
PATIO/DECK	\$44.00	1,106.0	\$48,664	\$19,466	1985
POOL	\$200,000.00	1	\$200,000	\$80,000	1985
SPA/JAC/HT	\$28,000.00	1	\$28,000	\$11,200	1985

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
2025-3088-ROOF	ROOF	04/14/2025	\$113,495
2025-2920-ELEC	ELECTRICAL	03/20/2025	\$60,151
2025-2623-ROOF	ROOF	03/07/2025	\$64,780
2025-2622-ROOF	ROOF	03/03/2025	\$254,940
BC20210687	TPP USE	07/26/2021	\$30,000
E4898	ELECTRICAL	08/17/2020	\$63,000
E4384	ELECTRICAL	01/08/2020	\$10,639
DECK4116	PATIO/DECK	10/14/2019	\$40,661
BR3817	MISCELLANEOUS	07/01/2019	\$6,000
BC3675	ADDITION/REMODEL/RENOVATION	05/16/2019	\$32,020



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

April 22, 2025

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830
Case Number: CE-25-65

RE Property: 401 150th Ave. **Parcel #**09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL
#520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

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.

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.

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.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(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.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

(13) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects

Violation Detail(s):

Damaged carport areas and balcony railing(s).

Corrective Action(s):

Apply for permits to repair and/or remove carports and immediately take appropriate steps to have a licensed professional inspect and address life and health safety issues including the railing and structural concerns.

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

Follow up date:

April 29, 2025

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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

June 16, 2025

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830
Case Number: CE-25-65

RE Property: 401 150th Ave. **Parcel #**09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL
#520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

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. 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.

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.

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(13) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects

Violation Detail(s):

Damaged carport areas and balcony railing(s) and north exterior wall.

Corrective Action(s):

Apply for permits to repair and/or remove carports and immediately take appropriate steps to have a licensed professional inspect and address life and health safety issues including the railing and structural concerns.

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

Follow up date:

June 30, 2025

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.



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

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-65

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830

Respondents.

RE Property: 401 150th Ave

Parcel #09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL
#520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of September, **2025** 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) 742-1645.

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 4 day of September 2025.



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

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

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-65

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
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Respondents.

RE Property: 401 150th Ave

Parcel #09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL
#520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 4 day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 401 150th Ave, Parcel # 09-31-15-09980-000-0001 the City of Madeira Beach.

On the 4 day of September, 2025, 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

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

STATE OF FLORIDA

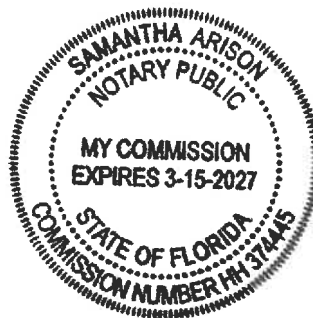
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 4th day of September, 2025, by Taylor Davis, 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



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

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

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Respondents.

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Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL
#520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

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**

Sep 4, 2025 at 5:02:11 PM
401 Tom Stuart Cswy
Madeira Beach FL 33708
United States



Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation

