



### Parcel Summary (as of 17-Oct-2025)

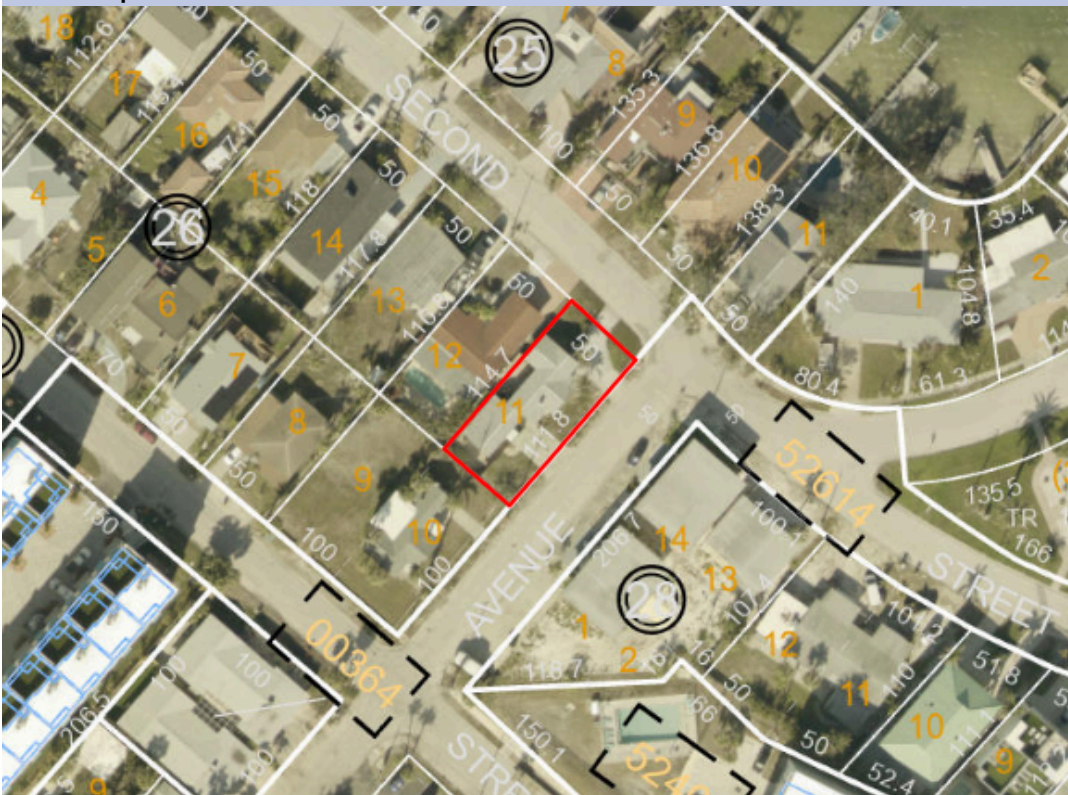
Parcel Number

**09-31-15-52596-026-0110**

- Owner Name  
**OLIVA LAND & SAND LLC**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**154 154TH AVE  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658**
- Legal Description  
**LONE PALM BEACH 4TH ADD BLK 26, LOT 11**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1940**

| Heated SF    | Gross SF     | Living Units | Buildings |
|--------------|--------------|--------------|-----------|
| <b>1,459</b> | <b>1,493</b> | <b>2</b>     | <b>1</b>  |

### Parcel Map



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

### 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 |
|--------------------|------------------|------------------------|-------------------|-----------------------------------|------------------------------|----------------------------|------------|
| 23137/2404         | Find Comps       | <a href="#">278.01</a> | <a href="#">A</a> | <a href="#">Current FEMA Maps</a> | <a href="#">Check for EC</a> | <a href="#">Zoning Map</a> | 23/10      |

#### 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2025 | \$300,000         | \$300,000              | \$300,000            | \$300,000            | \$300,000               |

#### Value History

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2024 | N                   | \$520,000         | \$377,205              | \$377,205            | \$520,000            | \$377,205               |
| 2023 | N                   | \$480,000         | \$342,914              | \$342,914            | \$480,000            | \$342,914               |
| 2022 | N                   | \$415,000         | \$311,740              | \$311,740            | \$415,000            | \$311,740               |
| 2021 | N                   | \$283,400         | \$283,400              | \$283,400            | \$283,400            | \$283,400               |
| 2020 | N                   | \$199,627         | \$199,627              | \$199,627            | \$199,627            | \$199,627               |

#### 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         |
|------------------------------------|-------------------|----------------------|
| <a href="#">View 2024 Tax Bill</a> | 16.2172           | <a href="#">(MB)</a> |

#### Sales History

| Sale Date   | Price     | Qualified / Unqualified | Vacant / Improved | Grantor             | Grantee                | Book / Page                |
|-------------|-----------|-------------------------|-------------------|---------------------|------------------------|----------------------------|
| 21-Apr-2025 | \$100     | <a href="#">U</a>       | I                 | OLIVA ANGEL JR TRE  | OLIVA LAND & SAND LLC  | <a href="#">23137/2404</a> |
| 31-Aug-2020 | \$100     | <a href="#">U</a>       | I                 | OLIVA ANGEL JR      | OLIVA ANGEL JR TRUSTEE | <a href="#">21157/1506</a> |
| 10-Apr-2020 | \$440,000 | <a href="#">Q</a>       | I                 | CONTI CHRISTOPHER D | OLIVA ANGEL JR         | <a href="#">20960/2072</a> |
| 18-Feb-2010 | \$71,100  | <a href="#">U</a>       | I                 | BALTZELL RYAN       | CONTI CHRISTOPHER D    | <a href="#">16840/2153</a> |
| 01-Aug-2008 | \$173,000 | <a href="#">Q</a>       | I                 | BOESCHE MARY JO     | CONTI, CHRISTOPHER     | <a href="#">16336/2662</a> |

#### 2025 Land Information

Land Area:  $\cong$  5,732 sf |  $\cong$  0.13 acres

Frontage and/or View: None

Seawall: No

| Property Use        | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---------------------|-----------------|------------|-------|--------|-------------------|----------------|
| Multi-Fam <10 Units | 50x113          | \$5,200    | 50.00 | FF     | 1.1235            | \$292,110      |

#### 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements |                           | Sub Area                  | Heated Area SF | Gross Area SF |
|---------------------|---------------------------|---------------------------|----------------|---------------|
| Foundation:         | Continuous Footing Poured | Base (BAS):               | 906            | 906           |
| Floor System:       | Wood                      | Base Semi-finished (BSF): | 553            | 553           |
| Exterior Walls:     | Frame Stucco              | Open Porch (OPF):         | 0              | 34            |
| Unit Stories:       | 1                         | <b>Total Area SF:</b>     | <b>1,459</b>   | <b>1,493</b>  |
| Living Units:       | 2                         |                           |                |               |
| Roof Frame:         | Gable Or Hip              |                           |                |               |
| Roof Cover:         | Shingle Composition       |                           |                |               |
| Year Built:         | 1940                      |                           |                |               |
| Building Type:      | Res Conversions           |                           |                |               |
| Quality:            | Average                   |                           |                |               |
| Floor Finish:       | Carpet/Hardtile/Hardwood  |                           |                |               |
| Interior Finish:    | Drywall/Plaster           |                           |                |               |
| Heating:            | Central Duct              |                           |                |               |
| Cooling:            | Cooling (Central)         |                           |                |               |
| Fixtures:           | 6                         |                           |                |               |
| Effective Age:      | 32                        |                           |                |               |

| 2025 Extra Features |            |       |                    |                   |      |
|---------------------|------------|-------|--------------------|-------------------|------|
| Description         | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
| PATIO/DECK          | \$29.00    | 200.0 | \$5,800            | \$3,480           | 2010 |
| PATIO/DECK          | \$29.00    | 312.0 | \$9,048            | \$5,429           | 2010 |

| 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 |
| <a href="#">M2827</a>   | HEAT/AIR    | 07/27/2018 | \$0             |
| <a href="#">R2250</a>   | ROOF        | 01/25/2018 | \$6,490         |

| Permit Number                  | Description | Issue Date | Estimated Value |
|--------------------------------|-------------|------------|-----------------|
| <a href="#">201500048</a>      | ROOF        | 01/29/2015 | \$4,800         |
| <a href="#">PER-H-CB203698</a> | HEAT/AIR    | 09/20/1999 | \$4,940         |
| <a href="#">9800092</a>        | ROOF        | 03/05/1998 | \$3,220         |



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

AUGUST 26, 2025

OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658  
Case Number: CE-25-131

**RE Property:** 154 154TH AVE

**Parcel #**09-31-15-52596-026-0110

**Legal Description:** LONE PALM BEACH 4TH ADD BLK 26, LOT 11

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**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 – hurricane remodel

**Corrective Action(s):**

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:

**SEPTEMBER 9, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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**

SEPTEMBER 9, 2025

OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658  
Case Number: CE-25-131

**RE Property:** 154 154TH AVE

**Parcel #**09-31-15-52596-026-0110

**Legal Description:** LONE PALM BEACH 4TH ADD BLK 26, LOT 11

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**Violation Detail(s):**

Work without a permit – hurricane remodel

**Corrective Action(s):**

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:

**SEPTEMBER 23, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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**  
**Remodel Permit Application**

Online Request #: 2991856

Project #: 2025-4238-RINT

Submitted by:  
Jason Sanchez  
jmsgroupcontracting@gmail.com

Location: **154 154TH AVE**

City: **MADEIRA BEACH** State: **FL** Zip: **33708**

**Contact Information**

**Applicant's Contact Information**

Title: First Name: **Jason** Last Name: **Sanchez** Suffix:

Business Name: **Bluewater Builders St Pete LLC**

Mailing Address: **12385 74th Avenue North**

City: **Seminole** State: **\_** Zip: **33772**

Email Address: **jmsgroupcontracting@gmail.com**

Cell Phone: **(727) 580-5550** Work Phone: **(727) 580-5550** Home Phone:

**Owner's Contact Information**

Title: First Name: **Jason** Last Name: **Sanchez** Suffix:

Business Name: **Bluewater Builders St Pete LLC**

Mailing Address: **12385 74th Avenue North**

City: **Seminole** State: **FL** Zip: **33772**

Email Address: **jmsgroupcontracting@gmail.com**

Cell Phone: **(727) 580-5550** Work Phone: **(727) 580-5550** Home Phone:



You can complete this application and view updates online at [MGO Connect](#)

## Contractor's Contact Information

Title: First Name: \_ Last Name: Suffix:  
Business Name:  
Mailing Address:  
City: State: \_ Zip:  
Email Address:  
Cell Phone: Work Phone: Home Phone:

## Application Questionnaire (\* denotes required question)

### Remodel

**Value of Job \*** 31025  
(Materials and Labor Total)

**Total Square Ft. \*** 1459

**Parcel ID #** 093115525960260110

**Description of Work \*** Installation of new drywall up to 4', installation of new kitchen, vanities, base board, interior doors, new flooring, replace all electrical outlets in units, replace 2 sets of french doors and 1 entry door



You can complete this application and view updates online at [MGO Connect](#)



300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 2237 2073 10



quadiant

FIRST-CLASS MAIL

IMI

**\$010.44<sup>0</sup>**

09/09/2025 ZIP 33708  
043M31233717

**US POSTAGE**

OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658  
Case Number: CE-25-131



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

10/16/2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-131

OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658

Respondents.

**RE Property:** 154 154TH AVE

**Parcel #09-31-15-52596-026-0110**

**Legal Description:** LONE PALM BEACH 4TH ADD BLK 26, LOT 11

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the 27<sup>th</sup> day of October, **2025** 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 16<sup>th</sup> day of October, 2025.

*Holden Pinkard*

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**Holden Pinkard, Code Compliance Supervisor  
City of Madeira Beach**

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

10/16/2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.  
OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658

CASE NO. CE-25-131

Respondents.

**RE Property:** 154 154TH AVE

**Parcel # 09-31-15-52596-026-0110**

**Legal Description:** LONE PALM BEACH 4TH ADD BLK 26, LOT 11

**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 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.

*Holden Pinkard*

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**Holden Pinkard, Code Compliance Supervisor  
City of Madeira Beach**

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

October 16, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-131

OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658

Respondents.

**RE Property:** 154 154TH AVE      **Parcel #09-31-15-52596-026-0110**

**Legal Description:** LONE PALM BEACH 4TH ADD BLK 26, LOT 11

**AFFIDAVIT OF SERVICE**

I, Holden Pinkard, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 154 154TH AVE, Parcel #09-31-15-52596-026-0110 the City of Madeira Beach.

On the 16 day of October, 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.



Holden Pinkard

Holden Pinkard, Code Compliance Supervisor  
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 16 day of Oct, 2025, by Holden  
Pinkard, 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





Sep 30, 2025 at 11:06:14 AM  
154 154th Ave  
Madeira Beach FL 33708  
United States





16:10:2025 14:00:40  
154 154th Ave  
Madeira Beach FL 33708  
United States





16:10:2025 14:39:23  
300 Municipal Dr  
Madeira Beach FL 33708  
United States  
Madeira Beach Recreation

