



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary (as of 13-Oct-2025)

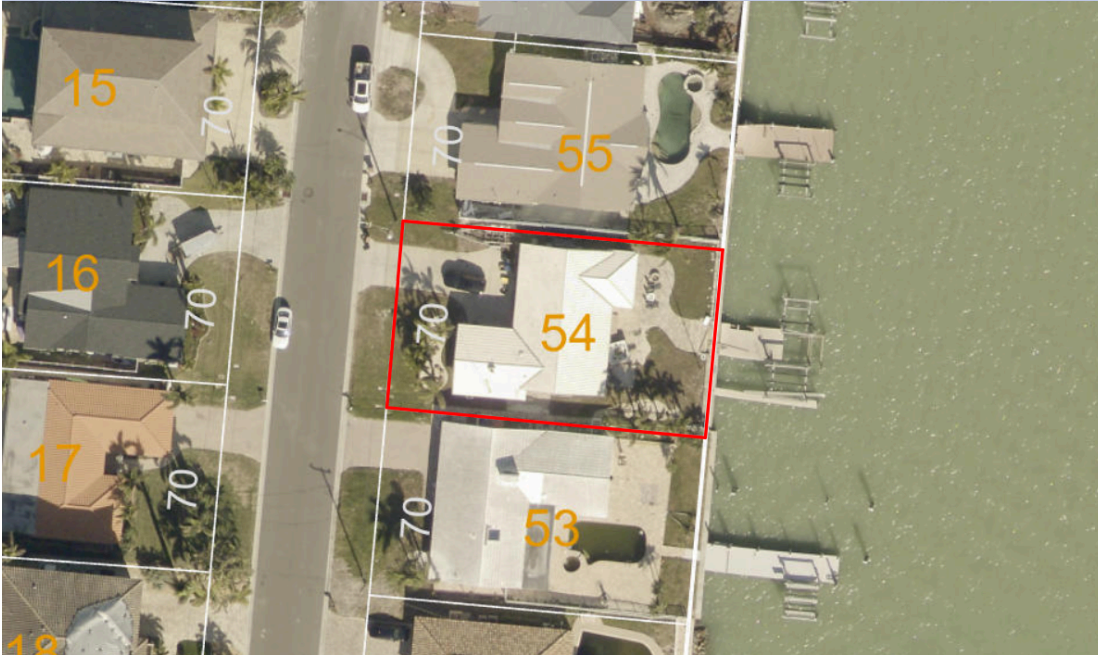
Parcel Number

10-31-15-19998-000-0540

- Owner Name
FRERICHS, KIM TRE
FRERICHS, STACEY TREFRERICHS FAMILY REV TRUST
- Property Use
0110 Single Family Home
- Site Address
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708
- Mailing Address
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368
- Legal Description
CRYSTAL ISLAND 2ND ADD LOT 54
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1966

Living SF	Gross SF	Living Units	Buildings
1,760	2,221	1	1

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
22359/2452	\$982,900	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	57/64


2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$851,482	\$851,482	\$851,482	\$851,482	\$851,482

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,246,455	\$1,246,455	\$1,246,455	\$1,246,455	\$1,246,455
2023	Y	\$1,105,955	\$381,961	\$331,961	\$356,961	\$331,961
2022	Y	\$1,011,856	\$370,836	\$320,836	\$345,836	\$320,836
2021	Y	\$713,668	\$360,035	\$310,035	\$335,035	\$310,035
2020	Y	\$685,547	\$355,064	\$305,064	\$330,064	\$305,064

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	16.2172	(MB)

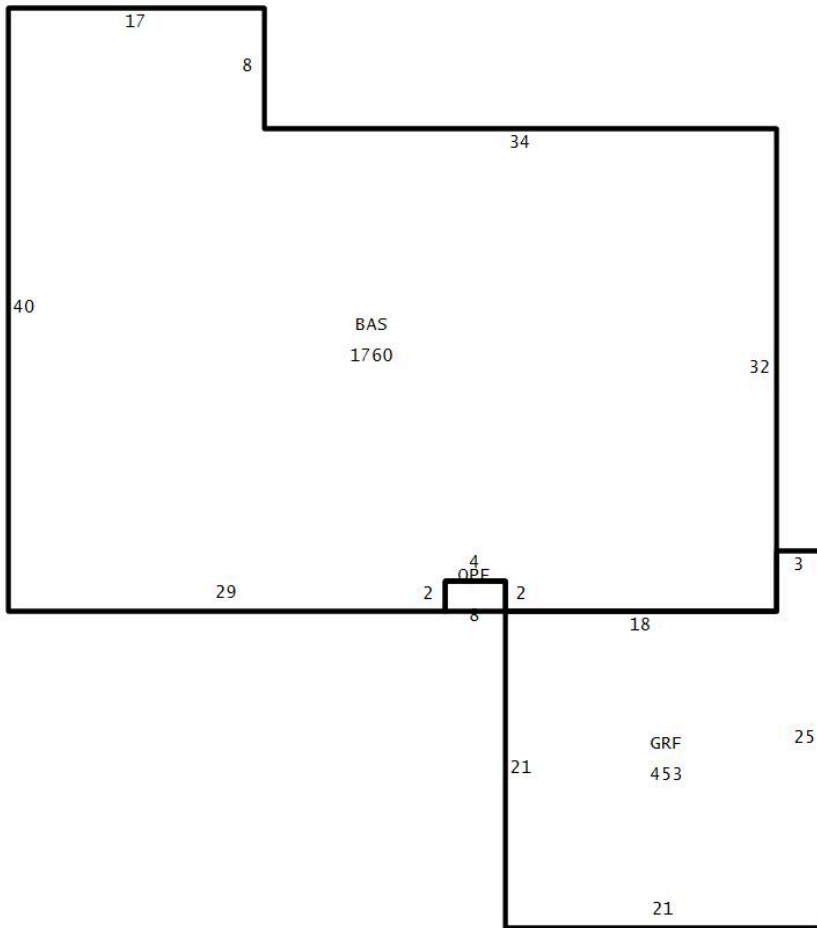
Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Feb-2023	\$1,325,000	Q	I	DEPREZ STEVEN G	FRERICHS KIM TRUSTEE	22359/2452
21-May-2021	\$100	U	I	DEPREZ STEVEN G	DEPREZ STEVEN G TRUSTEE	21551/2258
05-Aug-1999	\$262,000	Q	I	PERRY MATTHEW H	DEPREZ, STEVEN G	10615/0776
05-Feb-1992	\$0	U	I	MINER HERBERT S	PERRY, MATTHEW H.	07805/0759
22-Jan-1992	\$150,000	U	I	MINER HERBERT S TR	PERRY, MATTHEW H.	07791/1434

2025 Land Information

Land Area: \cong 8,398 sf | \cong 0.19 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x120	\$11,500	70.00	FF	1.2305	\$990,552

2025 Building 1 Structural Elements and Sub Area Information			
Structural Elements		Sub Area	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,760
Floor System:	Slab On Grade	Garage (GRF):	0
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0
Unit Stories:	1	Total Area SF:	1,760
Living Units:	1		2,221
Roof Frame:	Gable Or Hip		
Roof Cover:	Concrete Tile/Metal		
Year Built:	1966		
Building Type:	Single Family		
Quality:	Average		
Floor Finish:	Carpet/ Vinyl/Asphalt		
Interior Finish:	Drywall/Plaster		
Heating:	Central Duct		
Cooling:	Cooling (Central)		
Fixtures:	8		
Effective Age:	38		



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$16,000.00	1	\$16,000	\$6,400	1999
BT LFT/DAV	\$12,000.00	1	\$12,000	\$6,240	2007
DOCK	\$58.00	580.0	\$33,640	\$17,493	2007
PATIO/DECK	\$24.00	450.0	\$10,800	\$8,316	2017
PATIO/DECK	\$14.00	320.0	\$4,480	\$2,330	2007
SPA/JAC/HT	0.00	1	\$0	\$0	2007

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
BR20220040	ADDITION/REMODEL/RENOVATION	01/14/2022	\$11,105
2227	ADDITION/REMODEL/RENOVATION	01/10/2018	\$11,255
201400671	WINDOWS/DOORS	09/19/2014	\$7,649
P3819707	DOCK	04/16/2007	\$0
PER-H-CB277532	ADDITION/REMODEL/RENOVATION	06/23/2003	\$32,487
PER-H-CB222608	ROOF	09/14/2000	\$6,000

Permit Number	Description	Issue Date	Estimated Value
P2774899	DOCK	12/08/1999	\$0
PER-H-CB204777	DOCK	10/12/1999	\$15,000
9800472	DOCK	08/06/1998	\$940
P2612898	DOCK	08/05/1998	\$0

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 11, 2025

FRERICHS, KIM
FRERICHS, STACEY
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2368
Case Number: CE-25-106

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

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):

HVAC changeout without a permit.

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:

JULY 25, 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**

AUGUST 5, 2025

FRERICHS, KIM
FRERICHS, STACEY
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2368
Case Number: CE-25-106

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

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Violation Detail(s):

HVAC changeout without a permit.

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:

AUGUST 19, 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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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 2237 2070 06



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FIRST-CLASS MAIL
IMI

\$010.44⁹

08/05/2025 ZIP 33708
043M31233717

US POSTAGE

AUGUST 5, 2025

FRERICHS, KIM
FRERICHS, STACEY
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE

**Madeira Beach
Mechanical Equal Change Out Permit
Application**

Submitted by:
Christopher Eubank
PermitsAir247@Gmail.com

Online Request #: 2531803

Project #: 2025-2526-MECH

Location: **533 JOHNS PASS AVE**

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

Contact Information

Applicant's Contact Information

Title: _____ First Name: **Christopher** Last Name: **Eubank** Suffix: _____

Business Name: **Air 24/7 LLC**

Mailing Address: _____

City: _____ State: Zip: _____

Email Address: **PermitsAir247@Gmail.com**

Cell Phone: _____ Work Phone: **(813) 488-7000** Home Phone: _____

Owner's Contact Information

Title: _____ First Name: Last Name: _____ Suffix: _____

Business Name: _____

Mailing Address: _____

City: _____ State: **FL** Zip: _____

Email Address: **Permitsair247@gmail.com**

Cell Phone: _____ Work Phone: _____ 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:



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

Application Questionnaire (* denotes required question)

Mechanical Equal Change Out

Value of Job *

(Materials and Labor Total)

8224

Parcel ID #

103115199980000540

Description of Work *

HVAC Changeout

DISCLAIMER: *

According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests., I have read the notification and agree to comply as stated and promise, in good faith, to deliver this statement to the person whose property is subject to the attachment. I hereby certify that all statements made in this application are true and correct and that no construction has begun, except as other has been disclosed, before the permit for this work has been issued.

STATE OR PCCLB LICENSE NUMBER

Is permit work due to hurricane damage? *

No



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

Documents Uploaded

The following documents are attached to the Application.

AHRI Specifications Sheet

ahricertificate (54).pdf



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

**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. 25-106

FRERICHS, KIM TRE
FRERICHS, STACEY TRE
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

Respondents.

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **27th** day of **OCTOBER, 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.

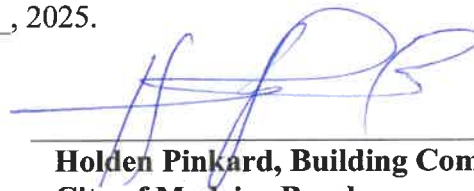
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 742-1645.

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 16th day of OCTOBER, 2025.



**Holden Pinkard, Building 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. 25-106

FRERICHS, KIM TRE
FRERICHS, STACEY TRE
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

Respondents.

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

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.



**Holden Pinkard, Building 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,

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CASE NO. 25-106

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533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

Respondents.

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed 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 533 Johns Pass Ave, Parcel #10-31-15-19998-000-0540 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, Building 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 16th 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



Print or type Name. Samantha Arison





Oct 16, 2025 at 1:38:49 PM
533 Johns Pass 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

