



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary (as of 14-Oct-2025)

Parcel Number

09-31-15-52614-028-0130

- Owner Name
OCEAN ENTERPRISE LLC
- Property Use
0822 Apartments (5-9 units)
- Site Address
**15398 2ND ST E
MADEIRA BEACH, FL 33708**
- Mailing Address
**5424 BAYSHORE BLVD
TAMPA, FL 33611-4122**
- Legal Description
LONE PALM BEACH 5TH ADD BLK 28, LOTS 13 & 14 TOGETHER WITH THAT PART OF LOTS 1 & 2 DESC BEG MOST N'LY COR OF SD LOT 1 TH S49D39'E 84FT TH S40D ...
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1945 | 1961 | 1945

Heated SF	Gross SF	Living Units	Buildings
7,320	7,848	9	3

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
23227/1361	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	21/44

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,800,000	\$1,478,209	\$1,478,209	\$1,800,000	\$1,478,209
2023	N	\$1,620,000	\$1,343,826	\$1,343,826	\$1,620,000	\$1,343,826
2022	N	\$1,475,000	\$1,221,660	\$1,221,660	\$1,475,000	\$1,221,660
2021	N	\$1,110,600	\$1,110,600	\$1,110,600	\$1,110,600	\$1,110,600
2020	N	\$914,218	\$914,218	\$914,218	\$914,218	\$914,218

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
10-Jul-2025	\$2,200,000	Q	I	15398 2ND ST E LLC	OCEAN ENTERPRISE LLC	23227/1361
31-Jan-2020	\$100	U	I	SHAPIRO MICHAEL	15398 2ND ST E LLC	20865/1936
07-Jan-2020	\$1,050,000	Q	I	KMR ALASKA BUSINESS ENTERPRISES LLC	SHAPIRO MIKE	20847/0636
23-Aug-2004	\$780,000	Q	I	LEVEL 10 PROPERTIES L L C	K M R ALASKA BUSINESS ENTERPRISES LLC	13783/0147
23-Aug-2004	\$0	U	I	K ABDO PROPERTIES LLC DISSOLVE	LEVEL 10 PROPERTIES LLC	13783/0220

2025 Land Information

Land Area: \cong 15,686 sf | \cong 0.36 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	106x100	\$5,200	106.00	FF	.8000	\$440,960
Multi-Fam <10 Units	66x84	\$5,200	66.00	FF	.9300	\$319,176

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Walls: Concrete Blk/Stucco

Unit Stories: 2

Roof Frame: Flat

Living Units: 4

Roof Cover: Built Up/Composition

Year Built: 1945

Building Type: Multiple Res. Apts. < 4 Stories Non - Res

Quality: Average

Floor Finish: Carpet Combination

Interior Finish: Dry Wall

Cooling: Heat & Cooling Pkg

Fixtures: 12

Effective Age: 27

Additional Information:

Site Address: 15398 2ND ST E

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,494	1,494
Upper Story (USF):	1,494	1,494
Enclosed Porch (EPF):	48	48
Open Porch (OPF):	0	240
Total Area SF:	3,036	3,276

2025 Building 2 Structural Elements and Sub Area Information

Structural Elements

Foundation: Continuous Footing Poured

Floor System: Slab On Grade

Exterior Walls: Cb Stucco/Cb Reclad

Unit Stories: 1

Living Units: 1

Roof Frame: Flat Shed

Roof Cover: Bu Tar & Gravel Alt

Year Built: 1961

Building Type: Single Family

Quality: Average

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

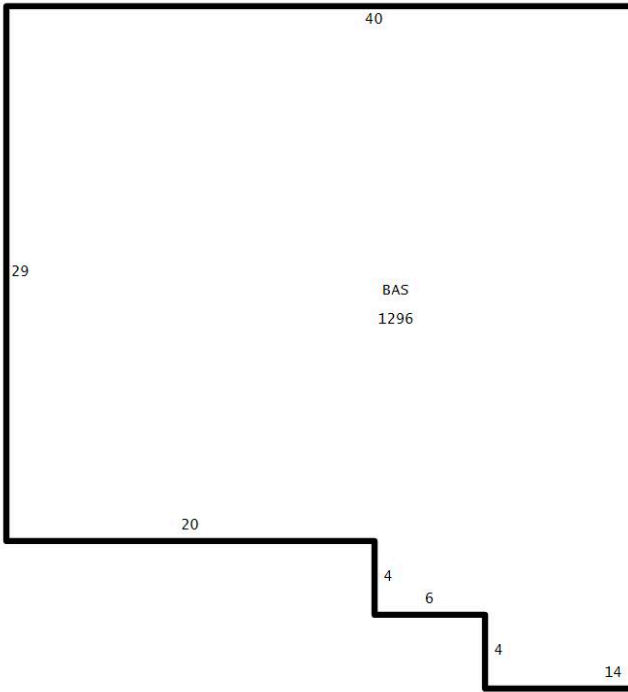
Heating: Central Duct

Cooling: Cooling (Central)

Fixtures: 5

Effective Age: 27

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,296	1,296
Total Area SF:	1,296	1,296



2025 Building 3 Structural Elements and Sub Area Information

Structural Elements		
Foundation:	Continuous Footing Poured	
Floor System:	Slab On Grade	
Exterior Walls:	Cb Stucco/Cb Reclad	
Unit Stories:	2	
Living Units:	4	
Roof Frame:	Flat Shed	
Roof Cover:	Bu Tar & Gravel Alt	
Year Built:	1945	
Building Type:	Duplex - 4-Plex	
Quality:	Average	
Floor Finish:	Carpet/ Vinyl/Asphalt	
Interior Finish:	Drywall/Plaster	
Heating:	Unit/Space/Wall/Floor	
Cooling:	None	
Fixtures:	12	
Effective Age:	27	
Additional Information:		
Site Address:	101 154TH AVE	
Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,494	1,494
Upper Story (USF):	1,494	1,494
Enclosed Porch (EPF):	0	48
Open Porch (OPF):	0	240
Total Area SF:	2,988	3,276



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	600.0	\$2,400	\$2,400	0
CONC PAVE	0.00	1	\$0	\$0	0
PATIO/DECK	\$14.00	200.0	\$2,800	\$1,120	1975

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
146	TPP USE	04/06/2020	\$4,539
P4539	PLUMBING	03/23/2020	\$4,539
MECH4329	HEAT/AIR	01/08/2020	\$3,500
1123	MISCELLANEOUS	11/21/2016	\$32,000
500	ROOF	04/26/2016	\$4,200
499	HEAT/AIR	04/26/2016	\$5,040

Permit Number	Description	Issue Date	Estimated Value
498	ROOF	04/26/2016	\$4,200
PER-H-CB218490	HEAT/AIR	06/27/2000	\$2,950



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

AUGUST 26, 2025

OCEAN ENTERPRISE LC
5424 BAYSHORE BLVD
TAMPA, FL, 33611
Case Number: CE-25-129

RE Property: 101 & 107 154th Ave, 15398 2nd St E **Parcel #**09-31-15-52614-028-0130

Legal Description: LONE PALM BEACH 5TH ADD BLK 28, LOTS 13 & 14 TOGETHER WITH THAT PART OF LOTS 1 & 2 DESC BEG MOST N'LY COR OF SD LOT 1 TH S49D39'E 84FT TH S40D21'W 16FT TH W'LY 118.9FT TO MOST W'LY COR OF LOT 1 TH N40D21'E 100FT TO POB

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):

Hurricane remodel work without a permit – new mini splits, window, exterior doors, and drywall.

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:

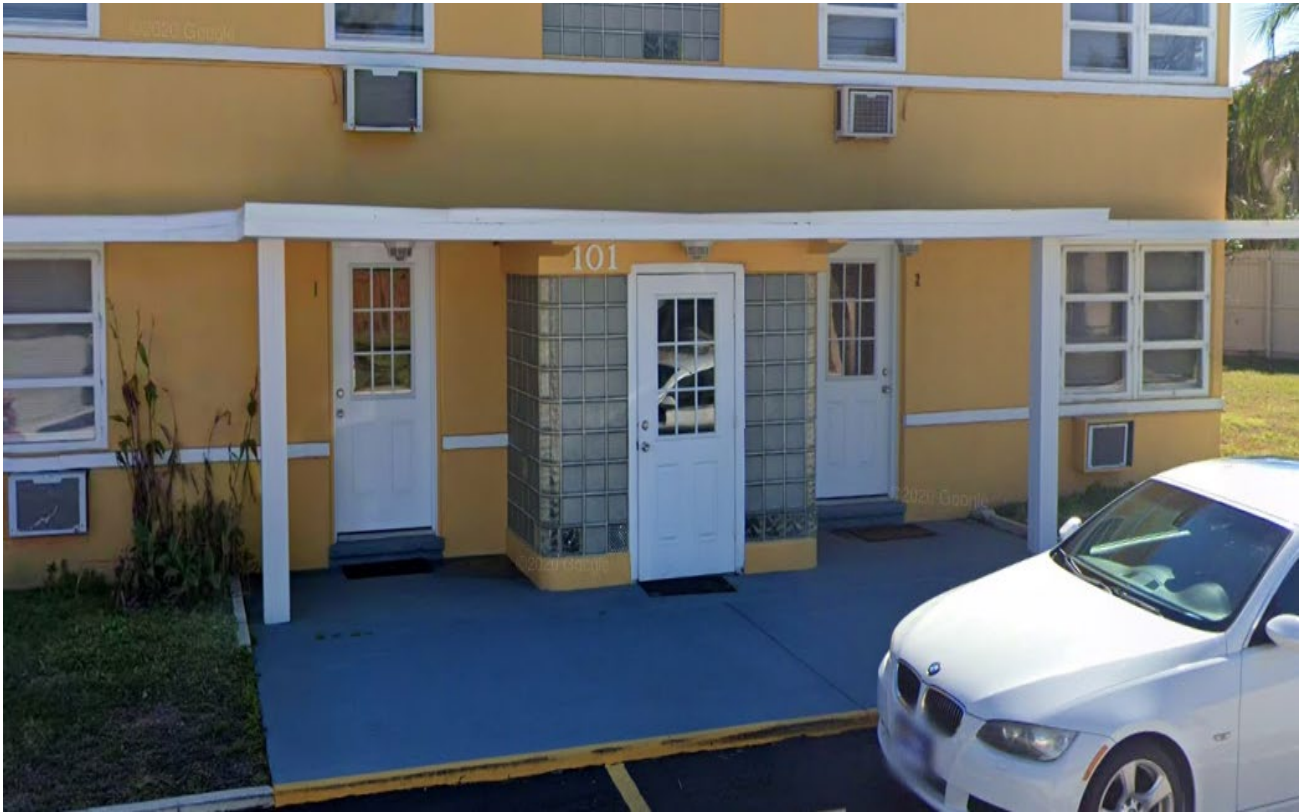
SEPTEMBER 9, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

SEPTEMBER 9, 2025

OCEAN ENTERPRISE LC
5424 BAYSHORE BLVD
TAMPA, FL, 33611
Case Number: CE-25-129

RE Property: 101 & 107 154th Ave, 15398 2nd St E **Parcel #**09-31-15-52614-028-0130

Legal Description: LONE PALM BEACH 5TH ADD BLK 28, LOTS 13 & 14 TOGETHER WITH THAT PART OF LOTS 1 & 2 DESC BEG MOST N'LY COR OF SD LOT 1 TH S49D39'E 84FT TH S40D21'W 16FT TH W'LY 118.9FT TO MOST W'LY COR OF LOT 1 TH N40D21'E 100FT TO POB

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Violation Detail(s):

Hurricane remodel work without a permit – new mini splits, window, exterior doors, and drywall.

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
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.



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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 2237 2073 27

OCEAN ENTERPRISE LC
5424 BAYSHORE BLVD
TAMPA, FL, 33611
Case Number: CE-25-129



quadiant

FIRST-CLASS MAIL
IMI

\$010.44⁰

09/09/2025 ZIP 33708
043M31233717

US POSTAGE

**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. 25-129

OCEAN ENTERPRISE LLC
5424 BAYSHORE BLVD
TAMPA, FL 33611-4122

Respondents.

RE Property: 15398 2ND ST E, 101 & 107 154TH AVE

Parcel #09-31-15-52614-028-0130

Legal Description: LONE PALM BEACH 5TH ADD BLK 28, LOTS 13 & 14 TOGETHER WITH THAT PART OF LOTS 1 & 2 DESC BEG MOST N'LY COR OF SD LOT 1 TH S49D39'E 84FT TH S40D21'W 16FT TH W'LY 118.9FT TO MOST W'LY COR OF LOT 1 TH N40D21'E 100FT TO POB

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. 25-129

OCEAN ENTERPRISE LLC
5424 BAYSHORE BLVD
TAMPA, FL 33611-4122

Respondents.

RE Property: 15398 2ND ST E, 101 & 107 154TH AVE

Parcel #09-31-15-52614-028-0130

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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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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 15398 2nd St E, Parcel #09-31-15-52614-028-0130 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 Code Compliance
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 1:25:03 PM
15398 Second St E
Madeira Beach FL 33708
United States



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

