



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

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

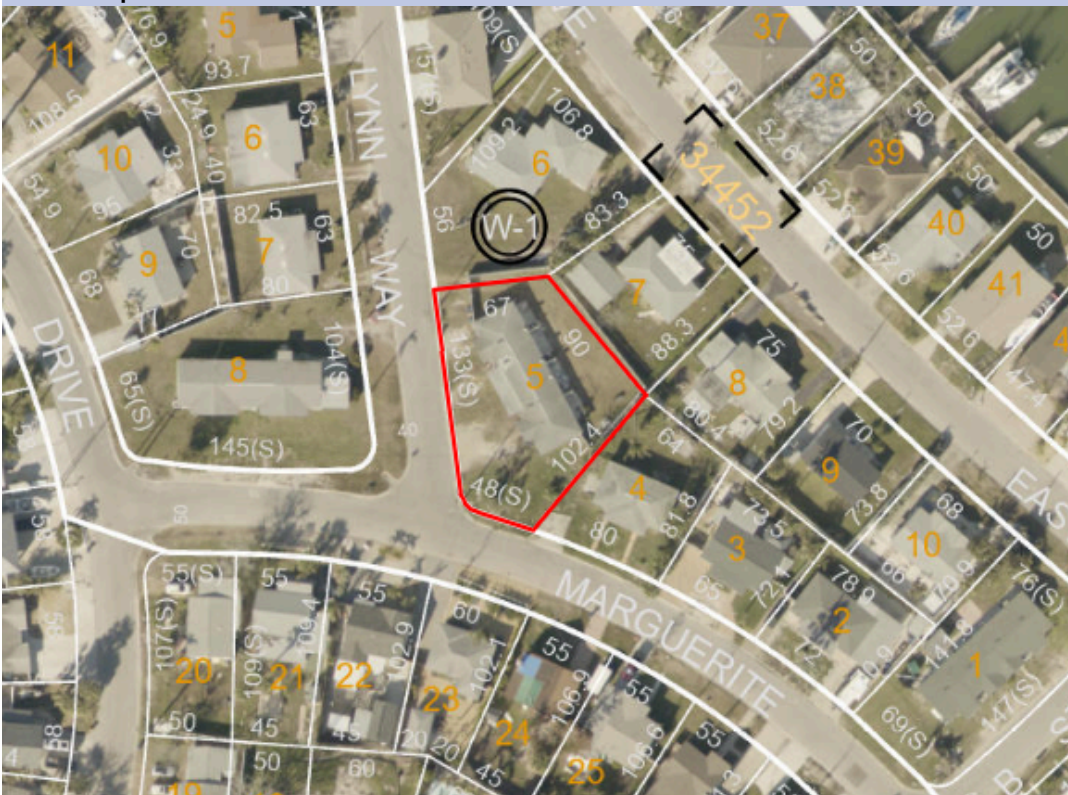
Parcel Number

**10-31-15-34452-231-0050**

- Owner Name  
**OLIVA LAND & SAND LLC**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**11 LYNN WAY  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658**
- Legal Description  
**GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1948**

Heated SF	Gross SF	Living Units	Buildings
<b>1,992</b>	<b>2,274</b>	<b>4</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				

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$900,000	\$798,600	\$798,600	\$900,000	\$798,600
2023	N	\$800,000	\$726,000	\$726,000	\$800,000	\$726,000
2022	N	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
2021	N	\$462,200	\$415,522	\$415,522	\$462,200	\$415,522
2020	N	\$430,580	\$377,747	\$377,747	\$430,580	\$377,747



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	(MB)

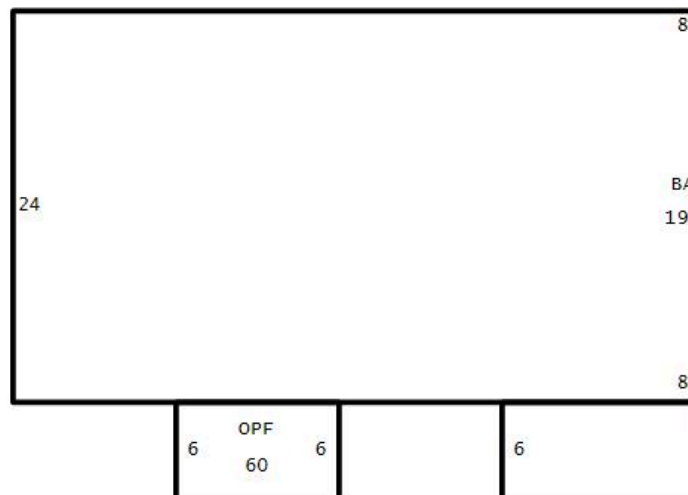
Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-Nov-2021	\$0	<a href="#">U</a>	I	OLIVA ANGEL JR TRUSTEE	OLIVA LAND & SAND LLC	<a href="#">21798/1305</a>
16-Jun-2021	\$630,000	<a href="#">Q</a>	I	SCARVELLI ARTHUR TRUSTEE	OLIVA ANGEL JR TRUSTEE	<a href="#">21590/0475</a>
04-Oct-2018	\$0	<a href="#">U</a>	I	SCARVELLI ARTHUR	SCARVELLI ARTHUR & PATRICIA LYNN LIV TRUST	<a href="#">20302/2447</a>
30-Dec-2016	\$370,000	<a href="#">Q</a>	I	BARRETT EARL J JR	SCARVELLI ARTHUR	<a href="#">19469/0740</a>
11-Sep-1997	\$92,500	<a href="#">U</a>	I	GANNON JOHN R PR	BARRETT, EARL J JR	<a href="#">09836/0762</a>

2025 Land Information						
Land Area: ≅ 11,866 sf   ≅ 0.27 acres			Frontage and/or View: None		Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	120x100	\$5,200	120.00	FF	.8300	\$517,920

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):	1,992	1,992
Floor System:	Slab On Grade	Open Porch (OPF):	0	282
Exterior Walls:	Cb Stucco/Cb Reclad	Total Area SF:	1,992	2,274

**Structural Elements**

Unit Stories: 1  
Living Units: 4  
Roof Frame: Gable Or Hip  
Roof Cover: Shingle Composition  
Year Built: 1948  
Building Type: Duplex - 4-Plex  
Quality: Average  
Floor Finish: Carpet/Hardtile/Hardwood  
Interior Finish: Drywall/Plaster  
Heating: Central Duct  
Cooling: Cooling (Central)  
Fixtures: 12  
Effective Age: 32

**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

**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="#">1391</a>	HEAT/AIR	03/09/2017	\$8,775
<a href="#">PER-H-CB223647</a>	DAMAGE FIRE/FLOOD/VEHICLE	10/02/2000	\$9,800
<a href="#">97320</a>	ASPHALT	07/23/1997	\$400



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

JUNE 20, 2025

OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658  
Case Number: CE-25-91

**RE Property:** 11 LYNN WAY

**Parcel #** 10-31-15-34452-231-0050

**Legal Description:** GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

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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.

**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:

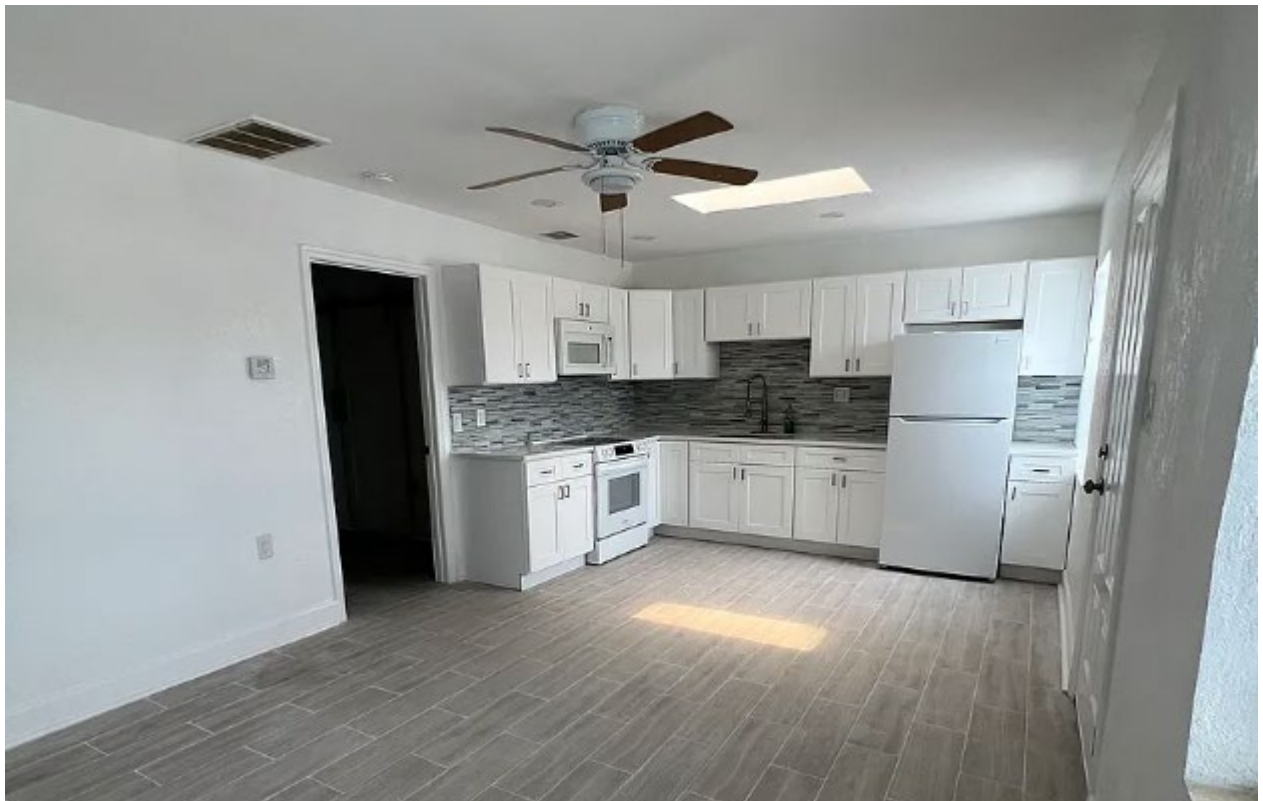
**JULY 4, 2025**

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

JULY 3, 2025

OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658  
Case Number: CE-25-91

**RE Property:** 11 LYNN WAY

**Parcel #** 10-31-15-34452-231-0050

**Legal Description:** GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

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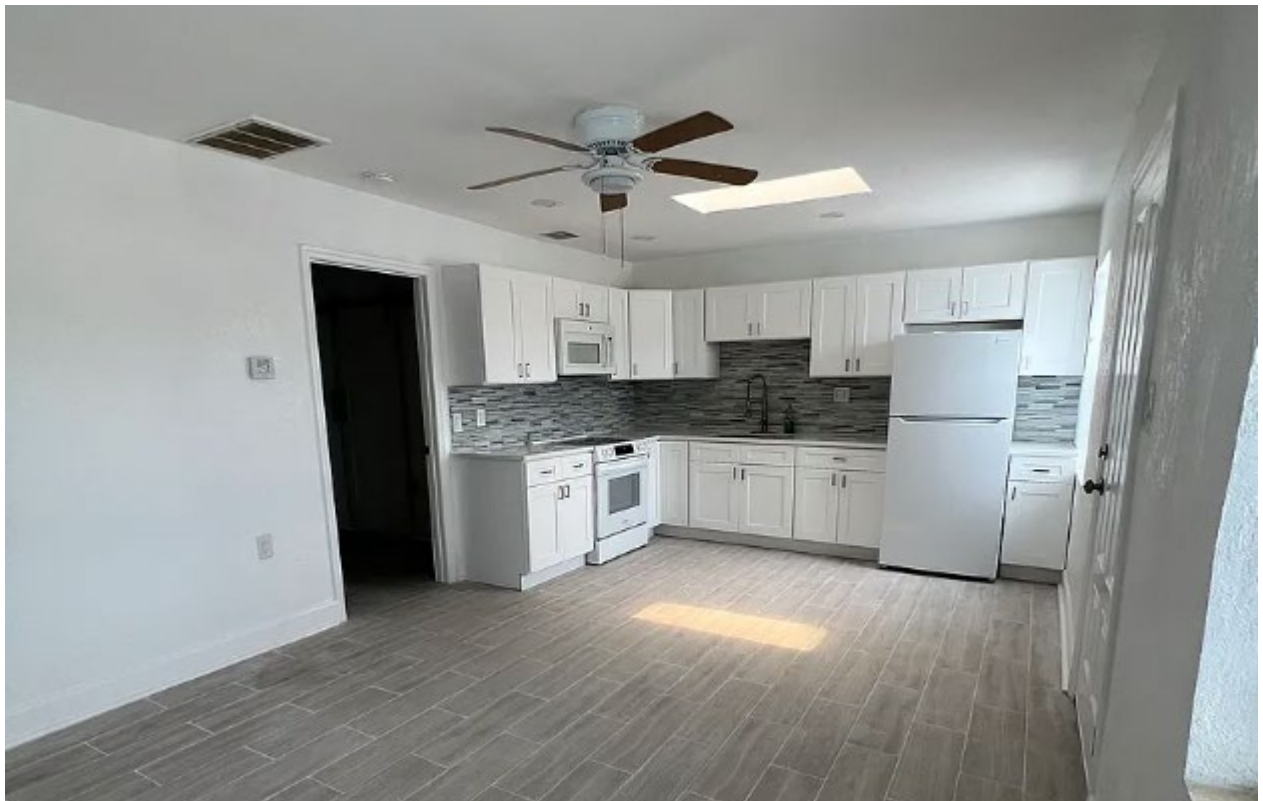
**JULY 17, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](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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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Olivia Land & Sand LLC  
3104 N Armenia Ave Ste 1  
Tampa, FL, 33607  
CE 25-91



9590 9402 8374 3156 7192 28

**2. Article Number (Transfer from service label)**

9589 0710 5270 2237 2067 57

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X

- ☐ Agent  
☐ Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

- D. Is delivery address different from item 1?** ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Insured Mail  
Insured Mail Restricted Delivery  
(over \$500)

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CE 25-91



9590 9402 8374 3156 7192 28

**2. Article Number (Transfer from service label)**

9589 0710 5270 2237 2067 57

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

*[Handwritten Signature]*

☐ Agent

☒ Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

8/17

**D. Is delivery address different from item 1?**

☐ Yes

If YES, enter delivery address below:

☒ No

**3. Service Type**

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

**From:** [Taylor Davis](#)  
**To:** [Pinkard, Holden](#)  
**Cc:** [Connor Mecko](#)  
**Subject:** i fear i found new pics  
**Date:** Tuesday, October 21, 2025 12:35:21 PM  
**Attachments:** [Screenshot 2025-10-21 111649.png](#)  
[Screenshot 2025-10-21 111803.png](#)  
[Screenshot 2025-10-21 112017.png](#)  
[Screenshot 2025-10-21 112005.png](#)  
[Screenshot 2025-10-21 115349.png](#)  
[Screenshot 2025-10-21 115611.png](#)  
[Screenshot 2025-10-21 115601.png](#)  
[Screenshot 2025-10-21 115816.png](#)  
[Screenshot 2025-10-21 120009.png](#)  
[Screenshot 2025-10-21 115910.png](#)  
[Screenshot 2025-10-21 120334.png](#)  
[Screenshot 2025-10-21 121027.png](#)  
[Screenshot 2025-10-21 122030.png](#)  
[Screenshot 2025-10-16 103237.png](#)  
[Screenshot 2025-10-21 122352.png](#)  
[Screenshot 2025-10-16 103057.png](#)  
[Screenshot 2025-10-21 122638.png](#)

11 Lynn Way

Price history

Date	Event	Price
7/30/2025	Listing removed	\$1,600 \$3/sqft
Source: Zillow Rentals <a href="#">Report</a>		
7/16/2025	Listed for rent	\$1,600 \$3/sqft
Source: Zillow Rentals <a href="#">Report</a>		
6/1/2025	Listing removed	\$1,600 \$3/sqft
Source: Zillow Rentals <a href="#">Report</a>		
4/23/2025	Listed for rent	\$1,600 \$3/sqft
Source: Zillow Rentals <a href="#">Report</a>		
7/12/2024	Listing removed	\$625,000 -0.8% \$1,250/sqft
Source: <a href="#">Redfin</a> Stellar MLS #U8123016 <a href="#">Report</a>		
6/21/2021	Sold	\$630,000 +0.8% \$1,260/sqft
Source: Public Record <a href="#">Report</a>		

What's special

If you're looking to live in the Madeira Beach neighborhood these are must see apartments. Fully remodeled and updated units with all new appliances and plenty of parking.

Each unit has granite counter, tile floors, stainless steel appliances and a large backyard with ample outside space to grill and relax. You are walking distance to the beach and other near by restaurants and bars. If you have always wanted to live at the beach, these places are for you. Call to schedule an appointment today.

1 year lease required with background check. Owner pays water and garbage. Tenant responsible for electric and cable. First and last month rent due at signing plus security deposit.

This property is off market, which means it's not currently listed for sale or rent on Zillow. This may be different from what's available on other websites or public sources.

[^ Hide](#)

Zillow last checked: 5 hours ago  
Listing updated: July 19, 2025 at 08:32am  
Source: Zillow Rentals

(all four units rented, cars there every day)

**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-25-91

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

Respondents.

**RE Property:** 11 LYNN WAY

**Parcel #10-31-15-34452-231-0050**

**Legal Description:** GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

**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 Maderia Beach within five (5) days at 300 Municipal Drive, Maderia 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*

---

**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-25-91

Respondents.

**RE Property:** 11 LYNN WAY

**Parcel # 10-31-15-34452-231-0050**

**Legal Description:** GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

**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*

---

**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-25-91

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

Respondents.

**RE Property:** 11 LYNN WAY      **Parcel #10-31-15-34452-231-0050**

**Legal Description:** GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

**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 11 LYNN WAY, Parcel #10-31-15-34452-231-0050 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





Oct 16, 2025 at 1:46:52 PM  
11 Lynn Way  
Madeira Beach FL 33708  
United States





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

