



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 30-Jul-2025)

Parcel Number

09-31-15-87048-000-0420

- Owner Name
NAVARRO, JOHN
- Property Use
1121 Strip Store - (2 or more stores)
- Site Address
14601 GULF BLVD
MADEIRA BEACH, FL 33708
- Mailing Address
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
- Legal Description
SUNNY SHORES LOTS 42, 43 & 44
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
1947

Heated SF	Gross SF	Living Units	Buildings
2,390	3,071	0	1

Parcel Map



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
17031/2012	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	24/15


2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$625,000	\$596,288	\$596,288	\$625,000	\$596,288

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$600,000	\$542,080	\$542,080	\$600,000	\$542,080
2022	N	\$550,000	\$492,800	\$492,800	\$550,000	\$492,800
2021	N	\$448,000	\$448,000	\$448,000	\$448,000	\$448,000
2020	N	\$452,000	\$452,000	\$452,000	\$452,000	\$452,000
2019	N	\$440,000	\$440,000	\$440,000	\$440,000	\$440,000

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
30-Aug-2010	\$210,000	U	I	BRANCH BANKING & TRUST CO	NAVARRO J HN	17031/2012
17-Jun-2010	\$100	U	I	JIMGLO INC	BRANCH BANKING & TRUST CO	16949/1599
12-Dec-2005	\$625,000	Q	I	GREENFIELD GEORGE	JIMGLO INC	14799/1482
12-Oct-1992	\$100	U	I	GREENFIELD GEORGE	GREENFIELD, GEORGE TRE	08057/0416

2024 Land Information

Land Area: \cong 7,797 sf | \cong 0.17 acres Frontage and/or View: None Seawall: No

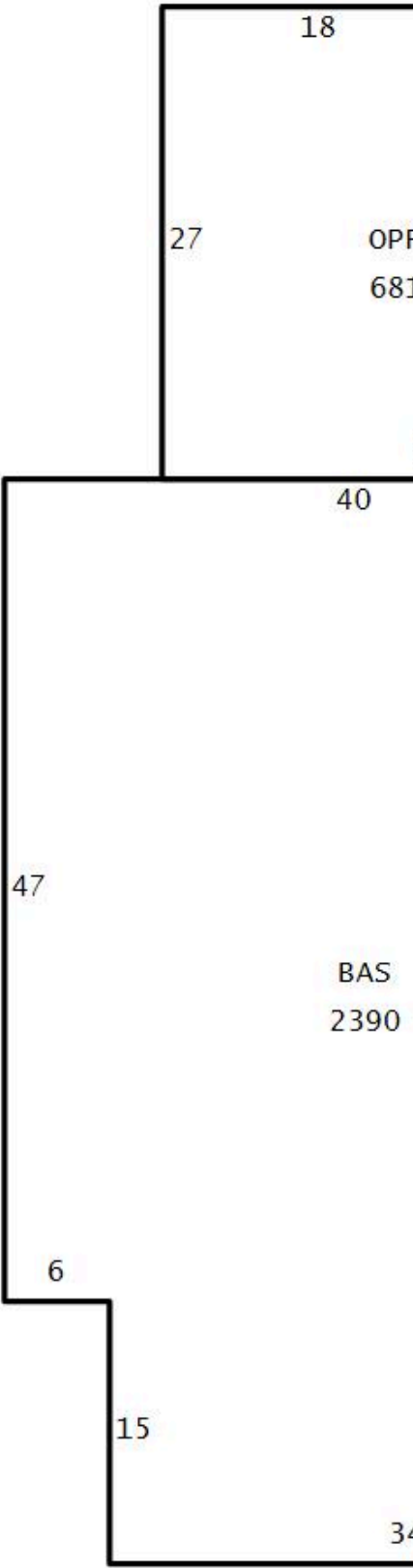
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	60x130	\$75	7,800	SF	1.0000	\$585,000

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing	Base (BAS):	2,390	2,390
Floor System:	Slab On Grade	Open Porch (OPF):	0	681
Exterior Walls:	Concrete Blk/Stucco	Total Area SF:	2,390	3,071
Unit Stories:	1			
Roof Frame:	Flat			

Structural Elements

Living Units:	0
Roof Cover:	Built Up/Composition
Year Built:	1947
Building Type:	Retail Stores
Quality:	Average
Floor Finish:	Carpet Combination
Interior Finish:	Dry Wall
Cooling:	Heat & Cooling Pkg
Fixtures:	14
Effective Age:	36



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$4.00	3,700.0	\$14,800	\$14,800	0
FENCE	\$18.00	200.0	\$3,600	\$1,440	1996

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
PER-H-CB06-00002	ROOF	01/03/2006	\$8,400
PER-H-CB202824	CARPORT	09/01/1999	\$1,700
97737	SHUTTERS	11/24/1997	\$7,400
97620	ADDITION/REMODEL/RENOVATION	09/12/1997	\$2,000
97633	ROOF	09/12/1997	\$2,600



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 4, 2025

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Case Number: CE-25-4

RE Property: 14601 GULF BLVD **Parcel #**09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

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.

- (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 safety.

Violation Detail(s):

Building/buildings on property requiring maintenance due to damages.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property back into compliance. If a permit cannot be obtained, the structure/changes must be removed.

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

Follow up date:
March 18, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@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.



1/23/2025 14601 Gulf Blvd , Madeira Beach, FL.

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 7, 2025

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Case Number: CE-25-4

RE Property: 14601 GULF BLVD **Parcel #**09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

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.

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Violation Detail(s):

Building/buildings on property requiring maintenance due to damages.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property back into compliance. If a permit cannot be obtained, the structure/changes must be removed.

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

Follow up date:
July 21, 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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1/23/2025 14601 Gulf Blvd , Madeira Beach, FL.

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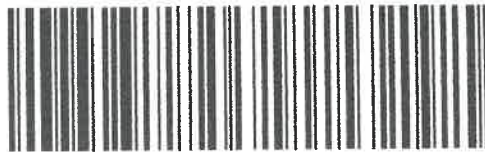


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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL



9589 0710 5270 2237 2068 18



quadiant

FIRST-CLASS MAIL
IMI

\$009.64⁰

07/07/2025 ZIP 33708
043M31233717

US POSTAGE

July 7, 2025

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Case Number: CE-25-4

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

7/29/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-4

John Navarro
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Respondents.

RE Property: 14601 GULF BLVD

Parcel #09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **12th** day of August, **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. 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.

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(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.

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 29th day of July, 2025.

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

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

7/29/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.
John Navarro
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705

CASE NO. CE-25-4

Respondents.

RE Property: 14601 GULF BLVD

Parcel #09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

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. 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.

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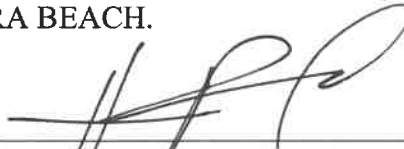
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(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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, Code Compliance Supervisor
City of Madeira Beach

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

July 29, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-4

John Navarro
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Respondents.

RE Property: 14601 GULF BLVD Parcel #09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code 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 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 30 day of July, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14601 GULF BLVD, Parcel #09-31-15-87048-000-0420 the City of Madeira Beach.

On the 30 day of July, 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, 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 29th day of July, 2024, 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



Jul 30, 2025 at 9:56:10 AM
14601 Gulf Blvd
Madeira Beach FL 33708
United States



Jul 30, 2025 at 10:05:29 AM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation

