



Parcel Summary (as of 29-Jul-2025)

Parcel Number

10-31-15-19998-000-0350

- Owner Name
BUIS, NICHOLAS
BUIS, PRISCILLA
- Property Use
0110 Single Family Home
- Site Address
495 JOHNS PASS AVE
MADEIRA BEACH, FL 33708
- Mailing Address
495 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2365
- Legal Description
CRYSTAL ISLAND 2ND ADD LOT 35
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1971

Living SF	Gross SF	Living Units	Buildings
2,926	4,134	1	1

Parcel Map




Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications			
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).			
2025	Yes	100%		Miscellaneous Parcel Info			
2024	Yes	100%					
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22122/0685	\$2,101,000	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	57/64

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,795,313	\$1,567,749	\$1,517,749	\$1,542,749	\$1,517,749

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,775,164	\$1,775,164	\$1,775,164	\$1,775,164	\$1,775,164
2022	Y	\$1,636,810	\$553,980	\$503,980	\$528,980	\$503,980
2021	Y	\$1,096,807	\$534,220	\$484,220	\$509,220	\$484,220
2020	Y	\$812,826	\$526,844	\$476,844	\$501,844	\$476,844
2019	Y	\$791,726	\$514,999	\$464,999	\$489,999	\$464,999

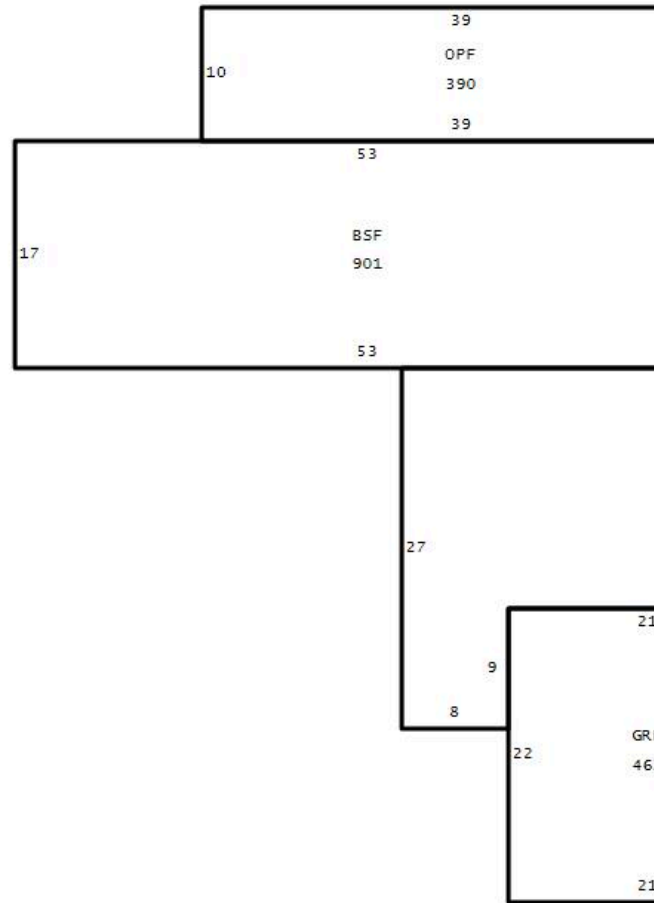
2024 Tax Information		
	Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our Tax Estimator to estimate taxes under new ownership.	
	Tax Bill	2024 Millage Rate
	View 2024 Tax Bill	15.8131
		Tax District
		(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Jun-2022	\$2,190,000	Q	I	SANTISI SILVIO TRUSTEE	BUIS NICHOLS	22122/0685
12-Dec-2012	\$100	U	I	SANTISI FRANCESCO A	SILVIO SANTISI TRUST AGREEMENT	17842/0450
10-May-2012	\$100	U	I	SANTISI FRANK A	FRANCESCO A SANTISI REVOCABLE TRUST	17604/1728
17-Jul-2008	\$0	U	I	CILLES CHRISTIEN M	SANTISI, FRANK A	16321/1464
17-Jul-2008	\$780,000	Q	I	TAYLOR LEA S	SANTISI, FRANK A	16321/1463

2024 Land Information						
Land Area: \cong 13,891 sf \cong 0.31 acres			Frontage and/or View: Intracoastal		Seawall: Yes	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	120x142	\$15,500	120.65	FF	.9462	\$1,769,465

Structural Elements

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	2,025	2,025
Base Semi-finished (BSF):	901	901
Garage (GRF):	0	462
Open Porch (OPF):	0	746
Total Area SF:	2,926	4,134



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$7,000.00	1	\$7,000	\$6,650	2022
BT LFT/DAV	\$12,000.00	2	\$24,000	\$22,800	2022
DOCK	\$48.00	497.0	\$23,856	\$22,663	2022
PATIO/DECK	\$24.00	650.0	\$15,600	\$6,240	1971
PATIO/DECK	\$24.00	204.0	\$4,896	\$1,958	1971
POOL	\$55,000.00	1	\$55,000	\$22,000	1971
PORCH	\$27.00	175.0	\$4,725	\$4,583	2023

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
2025-3029-DOCK	DOCK	04/16/2025	\$750
2024-2010-POOL	POOL	01/12/2024	\$2,300
2024-2011-ELEC	ELECTRICAL	01/09/2024	\$600
2023-2588-ROOF	ROOF	12/19/2023	\$3,200
2023-2002-FENC	FENCE	11/28/2023	\$2,750
DEMO20230488	DEMOLITION	06/26/2023	\$1,950
S20230053	SEA WALL	01/18/2023	\$74,000
GS20220974	ELECTRICAL	10/25/2022	\$1,600
WND-22-00920	DOCK	10/13/2022	\$0
D&L20220809	DOCK	08/25/2022	\$56,000



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

June 11, 2025

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365
Case Number: CE-25-84

RE Property: 495 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

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. 78-36. - Docking limitations.

(a)The owner or lessee of a dock or docks may moor boats to the dock or lease the dock or slip, provided the following conditions are met:

(1)*No part of the boat projects beyond the property lines extended into the bay or channel.*

Sec. 58-555. - Design criteria for private docks.

(a)Design criteria for all private docks shall be as follows:

(1)All criteria contained in section 58-554 shall also apply to private docks.

(2)No building shall be permitted to be constructed over the waters of the county.

(3)No dock structure or tie pole shall be allowed to project into the navigable portion of a waterway more than 25 percent of such waterway.

(4)No dock shall extend waterward of the seawall, mean or ordinary high water line more than 300 feet.

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.



(5)A dock shall not be designed or constructed to accommodate more than two boats for permanent mooring. No more than one structure shall be located at a private residential site.

(6)Docks for the joint use of adjacent waterfront property owners may be centered on the extended common property line without being in variance to the setback requirements.

(7)No portion of a docking facility shall encroach closer than 150 feet to the centerline of the Intracoastal waterway.

(8)Personal watercraft lifts shall not be considered a boat slip and as such are exempt from the depth criteria of these rules. In addition, open grated personal watercraft lifts without outer piling shall not be considered when calculating dock dimensions or setbacks.

Violation Detail(s):

Boat projecting beyond property line. Number of boats exceeding allowable amount for dock.

Corrective Action(s):

Remove or relocate boats to comply with code.

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

Follow up date:

JUNE 25, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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.

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.



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.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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.



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

June 30, 2025

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365
Case Number: CE-25-84

RE Property: 495 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

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. 78-36. - Docking limitations.

(a)The owner or lessee of a dock or docks may moor boats to the dock or lease the dock or slip, provided the following conditions are met:

(1)*No part of the boat projects beyond the property lines extended into the bay or channel.*

Sec. 58-555. - Design criteria for private docks.

(a)Design criteria for all private docks shall be as follows:

(1)All criteria contained in section 58-554 shall also apply to private docks.

(2)No building shall be permitted to be constructed over the waters of the county.

(3)No dock structure or tie pole shall be allowed to project into the navigable portion of a waterway more than 25 percent of such waterway.

(4)No dock shall extend waterward of the seawall, mean or ordinary high water line more than 300 feet.

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.

(5)A dock shall not be designed or constructed to accommodate more than two boats for permanent mooring. No more than one structure shall be located at a private residential site.

(6)Docks for the joint use of adjacent waterfront property owners may be centered on the extended common property line without being in variance to the setback requirements.

(7)No portion of a docking facility shall encroach closer than 150 feet to the centerline of the Intracoastal waterway.

(8)Personal watercraft lifts shall not be considered a boat slip and as such are exempt from the depth criteria of these rules. In addition, open grated personal watercraft lifts without outer piling shall not be considered when calculating dock dimensions or setbacks.

Violation Detail(s):

Boat projecting beyond property line. Number of boats exceeding allowable amount for dock.

Corrective Action(s):

Remove or relocate boats to comply with code.

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

Follow up date:

JULY 7, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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.

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.



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.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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.

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

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

Case Number: CE-25-84

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #**10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

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. 78-36. - Docking limitations.

(1) No part of the boat projects beyond the property lines extended into the bay or channel.

Sec. 58-555. - Design criteria for private docks.

(5) A dock shall not be designed or constructed to accommodate more than two boats for permanent mooring. No more than one structure shall be located at a private residential site.

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 30th day of July, 2025.



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

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

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

Case Number: CE-25-84

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #** 10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

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. 78-36. - Docking limitations.

(1) No part of the boat projects beyond the property lines extended into the bay or channel.

Sec. 58-555. - Design criteria for private docks.

(5) A dock shall not be designed or constructed to accommodate more than two boats for permanent mooring. No more than one structure shall be located at a private residential site.

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.

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.

A handwritten signature in black ink, appearing to read 'HP', is written over a horizontal line.

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

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

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

Case Number: CE-25-84

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #**10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

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 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 495 Johns Pass Ave, Parcel # 10-31-15-19998-000-0350 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, 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 29th day of July, 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



Jul 30, 2025 at 9:43:54 AM
494 Johns Pass Ave
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

