



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 13-Oct-2026)

Parcel Number

15-31-15-65304-005-0090

- Owner Name
BRKIC, ANDRO
BRKIC, RAJKOBRKIC, MARA
- Property Use
0822 Apartments (5-9 units)
- Site Address
13355 2ND ST E
MADEIRA BEACH, FL 33708
- Mailing Address
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1948 | 1948

Heated SF	Gross SF	Living Units	Buildings
4,777	5,137	9	2

Parcel Map

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2028	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).
2027	No	0%		
2026	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14561/0373	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	20/69

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$775,000	\$775,000	\$775,000	\$775,000	\$775,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$775,000	\$775,000	\$775,000	\$775,000	\$775,000
2024	N	\$1,150,000	\$707,384	\$707,384	\$1,150,000	\$707,384
2023	N	\$990,000	\$643,076	\$643,076	\$990,000	\$643,076
2022	N	\$805,000	\$584,615	\$584,615	\$805,000	\$584,615
2021	N	\$625,600	\$531,468	\$531,468	\$625,600	\$531,468

2025 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	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.132	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
26-Aug-2005	\$140,900	U	I	BRKIC RAJKO	BRKIC, RAJKO	14561/0373
05-Sep-2003	\$605,000	Q	I	HUMPHRIES AMY G	BRKIC, RAJKO	13046/1028
16-Nov-1999	\$399,900	Q	I	DICKINSON JOHN M	HUMPHRIES, AMY G	10724/1073
02-Feb-1995	\$500,000	U	I	LUCORE NORMAN C	DICKINSON, JOHN M.	08905/1194
31-Mar-1984	\$43,000	Q				05723/2076

2026 Land InformationLand Area: $\approx$ 8,124 sf | $\approx$ 0.18 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	80x104	\$5,300	80.00	FF	1.0094	\$427,986

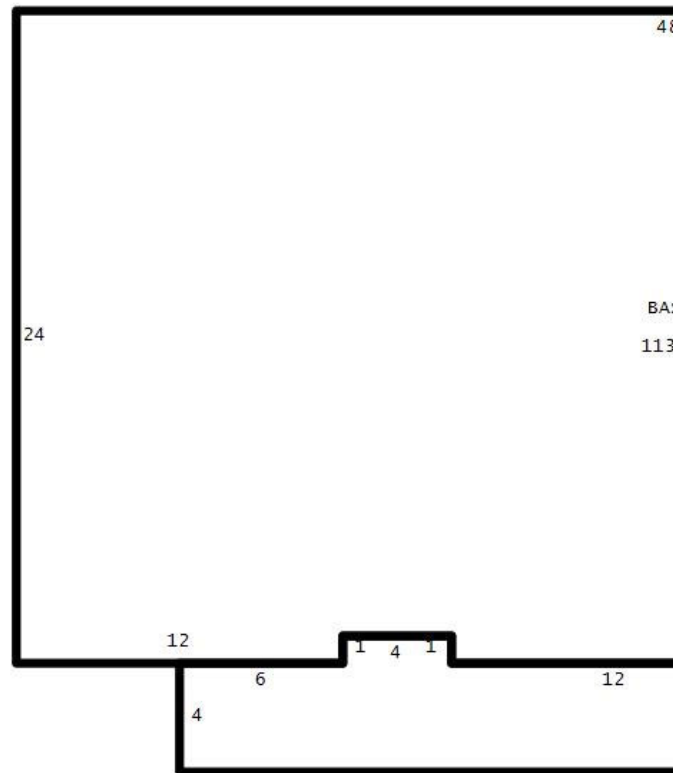
2026 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Piers
Floor System:	Wood
Exterior Walls:	Frame Siding
Unit Stories:	1
Living Units:	3
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1948
Building Type:	Duplex - 4-Plex
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	9
Effective Age:	38

Sub Area**Heated Area SF****Gross Area SF**

Base (BAS):	1,136	1,136
Open Porch (OPF):	0	184
Total Area SF:	1,136	1,320

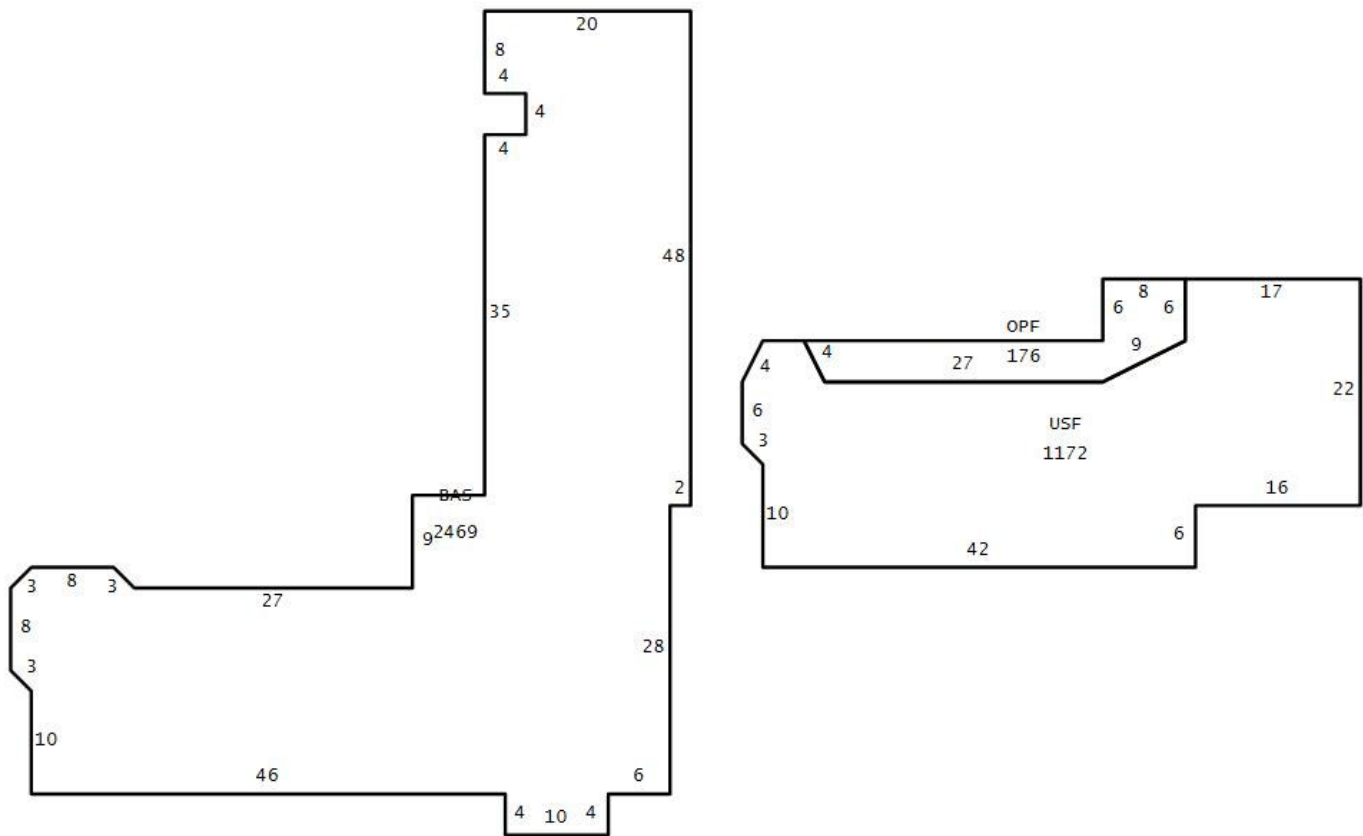
**2026 Building 2 Structural Elements and Sub Area Information****Structural Elements**

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Frame Siding
Unit Stories:	2
Living Units:	6
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1948
Building Type:	Res Conversions
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	18
Effective Age:	38

Sub Area**Heated Area SF****Gross Area SF**

Base (BAS):	2,469	2,469
Upper Story (USF):	1,172	1,172
Open Porch (OPF):	0	176
Total Area SF:	3,641	3,817

2026 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	600.0	\$3,000	\$3,000	0
CONC PAVE	\$10.00	1,800.0	\$18,000	\$18,000	0
FENCE	\$19.00	6.0	\$114	\$46	1996
GAZEBO	\$125.00	121.0	\$15,125	\$6,050	1978
PATIO/DECK	\$47.00	100.0	\$4,700	\$1,880	1985

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
R20221159	ROOF	12/28/2022	\$6,000
BR20210967	SIDING/EXTERIOR WALL	10/29/2021	\$11,450
R3395	ROOF	02/12/2019	\$20,825
201400849	ROOF	11/21/2014	\$1,380

Permit Number	Description	Issue Date	Estimated Value
0718604	DAMAGE FIRE/FLOOD/VEHICLE	09/14/2007	\$1,400
072435	DAMAGE FIRE/FLOOD/VEHICLE	03/14/2007	\$1,400
9800086	ROOF	03/05/1998	\$3,324

PARCEL NUMBER	ESCROW CD	Millage Code
R166284		MB

BRKIC, ANDRO
BRKIC, RAJKO
2036 CENTRAL AVE
ST PETERSBURG FL 33712-1223

SAVE TIME PAY ONLINE @ <https://pinellastaxcollector.gov>
13355 2ND ST E MADEIRA BEACH 33708
PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9
AND 10

29399 U.S. Highway 19 N, #200, Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	775,000	4.5423	0	775,000	3,520.28
HEALTH DEPARTMENT	775,000	0.0713	0	775,000	55.26
EMS	775,000	0.8050	0	775,000	623.88
SCHOOL-STATE LAW	775,000	3.0450	0	775,000	2,359.88
SCHOOL-LOCAL BD.	775,000	3.2480	0	775,000	2,517.20
SW FLA WTR MGMT.	775,000	0.1831	0	775,000	141.90
PINELLAS COUNTY PLN.CNCL.	775,000	0.0175	0	775,000	13.56
JUVENILE WELFARE BOARD	775,000	0.8250	0	775,000	639.38
SUNCOAST TRANSIT AUTHORITY	775,000	0.7300	0	775,000	565.75
MADEIRA BEACH	775,000	2.7500	0	775,000	2,131.25

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.2172	AD VALOREM TAXES	12,568.34
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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CERTIFIED FUNDS OR CASH ARE REQUIRED TO PAY DELINQUENT TAXES

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	12,568.34	See reverse side for important information
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			If Paid By Please Pay	10/31/2026 14,317.39	11/30/2026 14,317.39
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PARCEL NUMBER	ESCROW CD	Millage Code
R166284		MB

BRKIC, ANDRO
BRKIC, RAJKO
2036 CENTRAL AVE
ST PETERSBURG FL 33712-1223

SAVE TIME PAY ONLINE @ <https://pinellastaxcollector.gov>
13355 2ND ST E MADEIRA BEACH 33708
PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9
AND 10

DO NOT WRITE BELOW THIS PORTION

CERTIFIED FUNDS OR CASH ARE REQUIRED TO PAY DELINQUENT TAXES

			If Paid By Please Pay	10/31/2026 14,317.39	11/30/2026 14,317.39
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PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JULY 15, 2026

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223
Case Number: CE-26-127

RE Property: 13355 2ND ST E

Parcel #15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

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.

(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

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

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.



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.

Violation Detail(s):

Maintenance needed, roofing damaged and hanging. Exterior damaged. Fence damaged.

Corrective Action(s):

A licensed contractor will need to pull a permit to repair or remove the structure and fence.

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

Follow up date:
JULY 29, 2026

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 25, 2026

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223
Case Number: CE-26-127

RE Property: 13355 2ND ST E

Parcel #15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

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Violation Detail(s):

Maintenance needed, roofing damaged and hanging. Exterior damaged. Fence damaged.

Corrective Action(s):

A licensed contractor will need to pull a permit to repair or remove the structure and fence.

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

Follow up date:
SEPTEMBER 8, 2026

City of Madeira Beach
Code@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 4375 7726 68



quadiant

FIRST-CLASS MAIL
IMI

\$010.98⁰

08/25/2026 ZIP 33708
043M31233717

US POSTAGE

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223
Case Number: CF-26-127

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

10/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-127

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223

Respondents.

RE Property: 13355 2ND ST E

Parcel #15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

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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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.

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.

Connor Mecko

**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

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

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-127

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223

Respondents.

RE Property: 13355 2ND ST E

Parcel # 15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **October, 2026** 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. 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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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.

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 13th day of October, 2026.

Connor Mecko

**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

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

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-127

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223

Respondents.

RE Property: 13355 2ND ST E

Parcel #15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

AFFIDAVIT OF SERVICE

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13355 2ND ST E, Parcel #15-31-15-65304-005-0090 the City of Madeira Beach.

On the 13 day of October, 2026, 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.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or online notarization, this 13th day of October, 2026, by Connor Mecko, who is personally known to me, or produced as identification.

My

Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



October 13, 2026 at 4:21:07 PM



