



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

**Parcel Summary**  
**(as of 15-Jan-2026)**

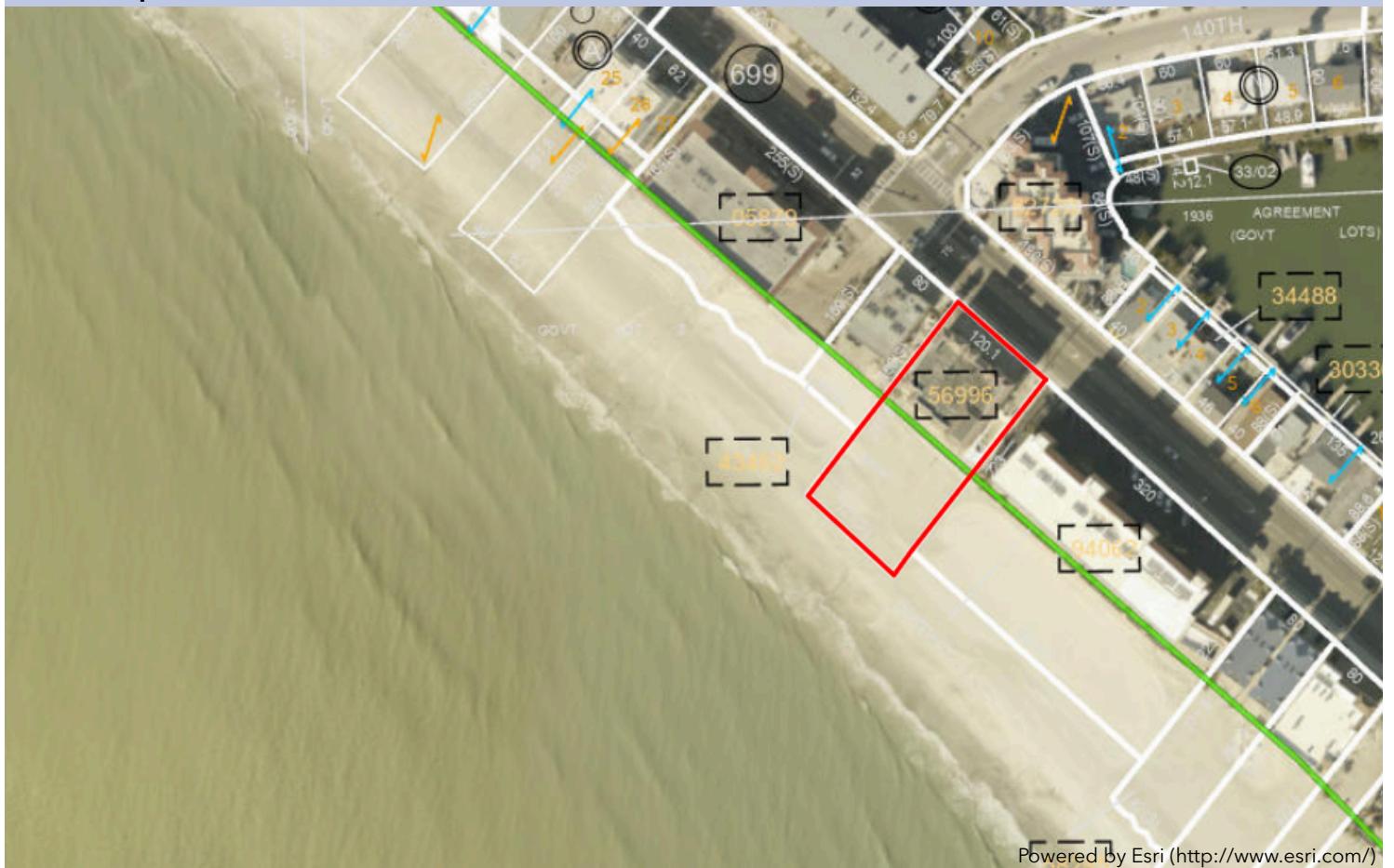
Parcel Number

**15-31-15-56996-000-0001**

- Owner Name  
**MEDITERRANEAN OF MADEIRA CONDO ASSN INC**
- Property Use  
**0904 Condo Common Area Assn Own - open/green space**
- Site Address  
**GULF BLVD**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**13910 GULF BLVD**  
**MADEIRA BEACH, FL 33708-2567**
- Legal Description  
**MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON ELEMENTS**
- Current Tax District  
**MADEIRA BEACH ([MB](#))**
- Year Built  
**n/a**

Living SF	Gross SF	Living Units	Buildings
<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>0</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

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
10174/1623	<a href="#">Find Comps</a>	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	123/48

## 2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$0	\$0	\$0	\$0	\$0

## Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$0	\$0	\$0	\$0	\$0
2023	N	\$0	\$0	\$0	\$0	\$0
2022	N	\$0	\$0	\$0	\$0	\$0
2021	N	\$0	\$0	\$0	\$0	\$0
2020	N	\$0	\$0	\$0	\$0	\$0

## 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
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

## Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
01-Jan-1899						10174/1623

## 2025 Land Information

Land Area:  $\cong 30,318 \text{ sf}$  |  $\cong 0.69 \text{ acres}$  Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	\$190	16,200	SF	1.0000	\$3,078,000

## 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
No Permits on Record.			

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 12, 2025

MEDITERRANEAN OF MADEIRA CONDO ASSN INC  
13910 GULF BLVD  
MADEIRA BEACH FL 33708-2567  
Case Number: CE-25-181

**RE Property:** 13910 GULF BLVD

**Parcel #**15-31-15-56996-000-0001

**Legal Description:** MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON ELEMENTS

**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.

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.

(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.

**Violation Detail(s):**

Work without a permit - new concrete pool barrier wall and pavers.

Exterior maintenance – exposed rebar, stucco wall separation.

Temporary pool barrier – fence permit not applied for and not covering all entryways of pool area.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain “after-the-fact” building permits to comply for the newly constructed wall and pavers, individually.

Temporary pool barrier must fully enclose pool for life/safety measures.

Cap or remove exposed rebar for life/safety measures.

Repair stucco on wall where detachment is taking place.

Repair barrier fencing on beachside.

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

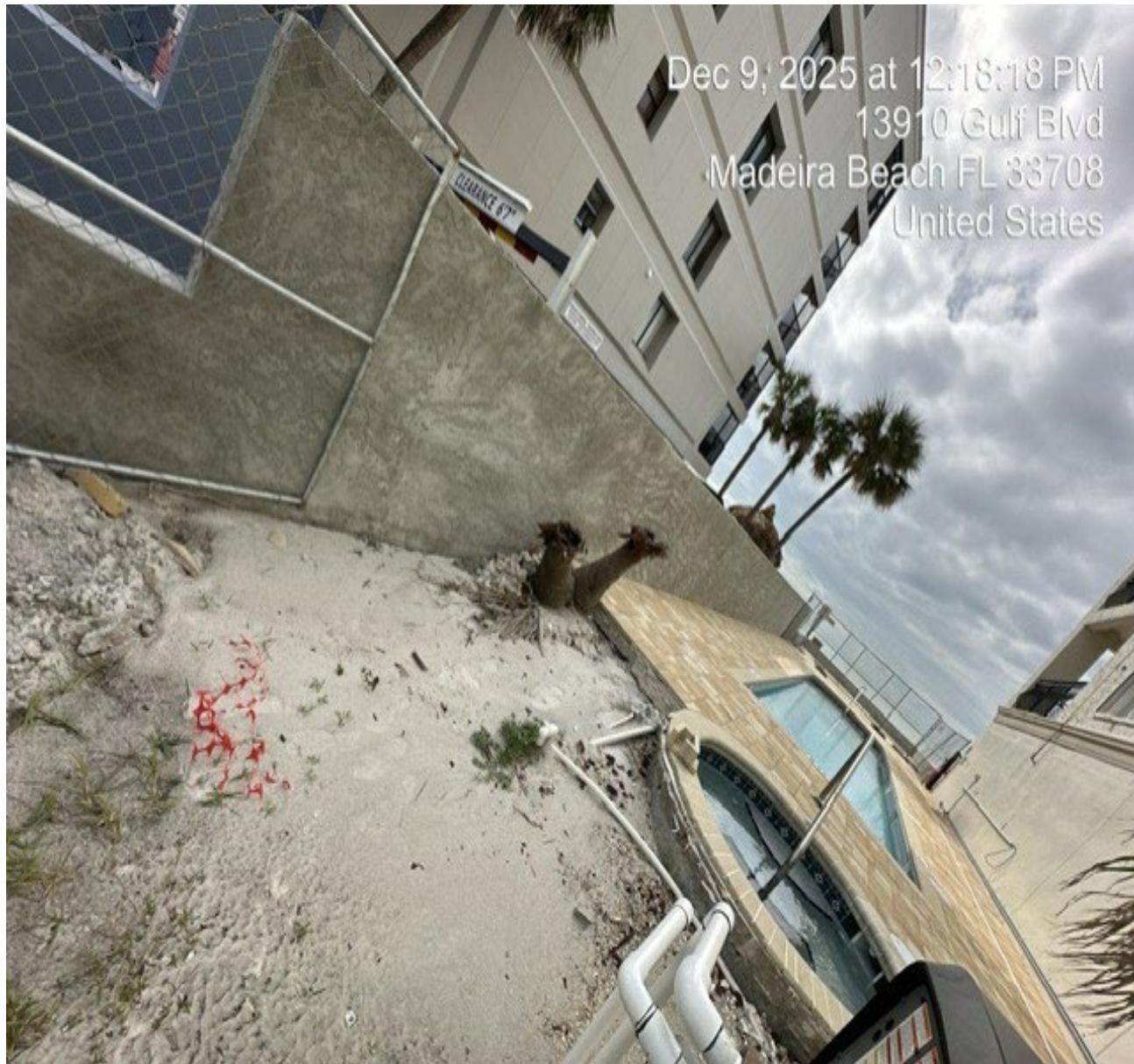
Follow up date:

**DECEMBER 26, 2025**

**City of Madeira Beach  
Building Department  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951**

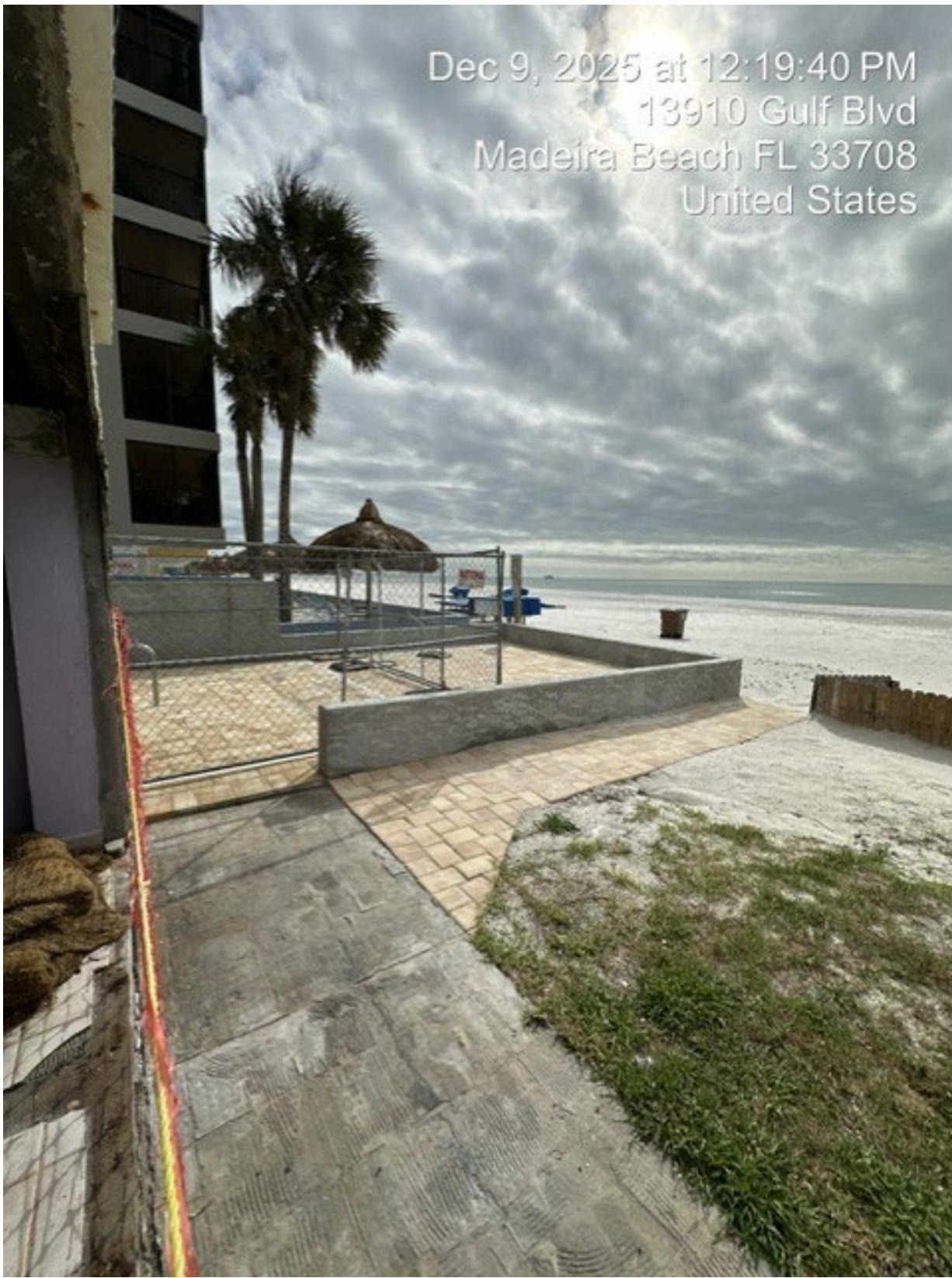
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We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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Dec 9, 2025 at 12:19:40 PM  
13910 Gulf Blvd  
Madeira Beach FL 33708  
United States



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.

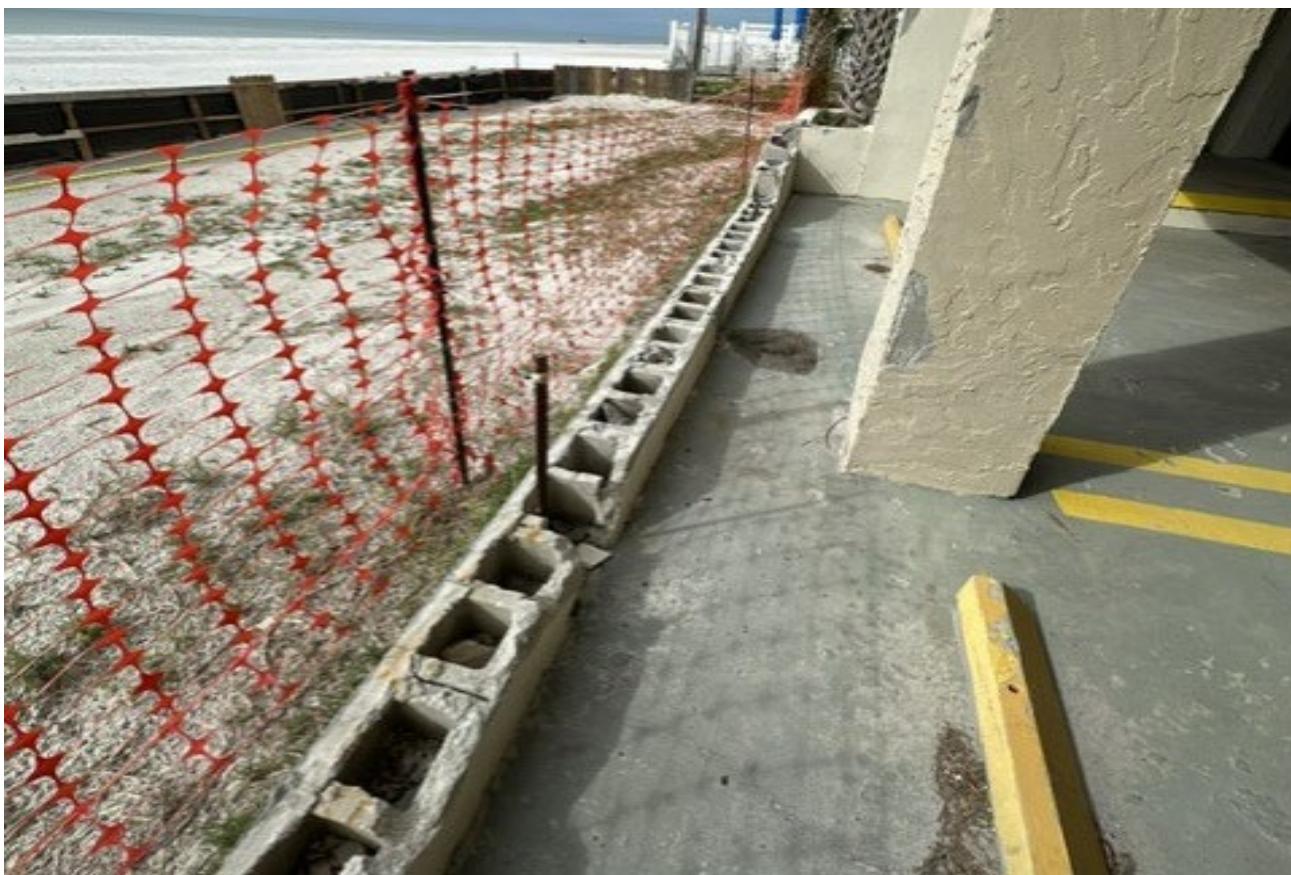


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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 30, 2025

MEDITERRANEAN OF MADEIRA CONDO ASSN INC  
13910 GULF BLVD  
MADEIRA BEACH FL 33708-2567  
Case Number: CE-25-181

**RE Property:** 13910 GULF BLVD

**Parcel #15-31-15-56996-000-0001**

**Legal Description:** MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON ELEMENTS

**NOTICE OF CODE VIOLATION**

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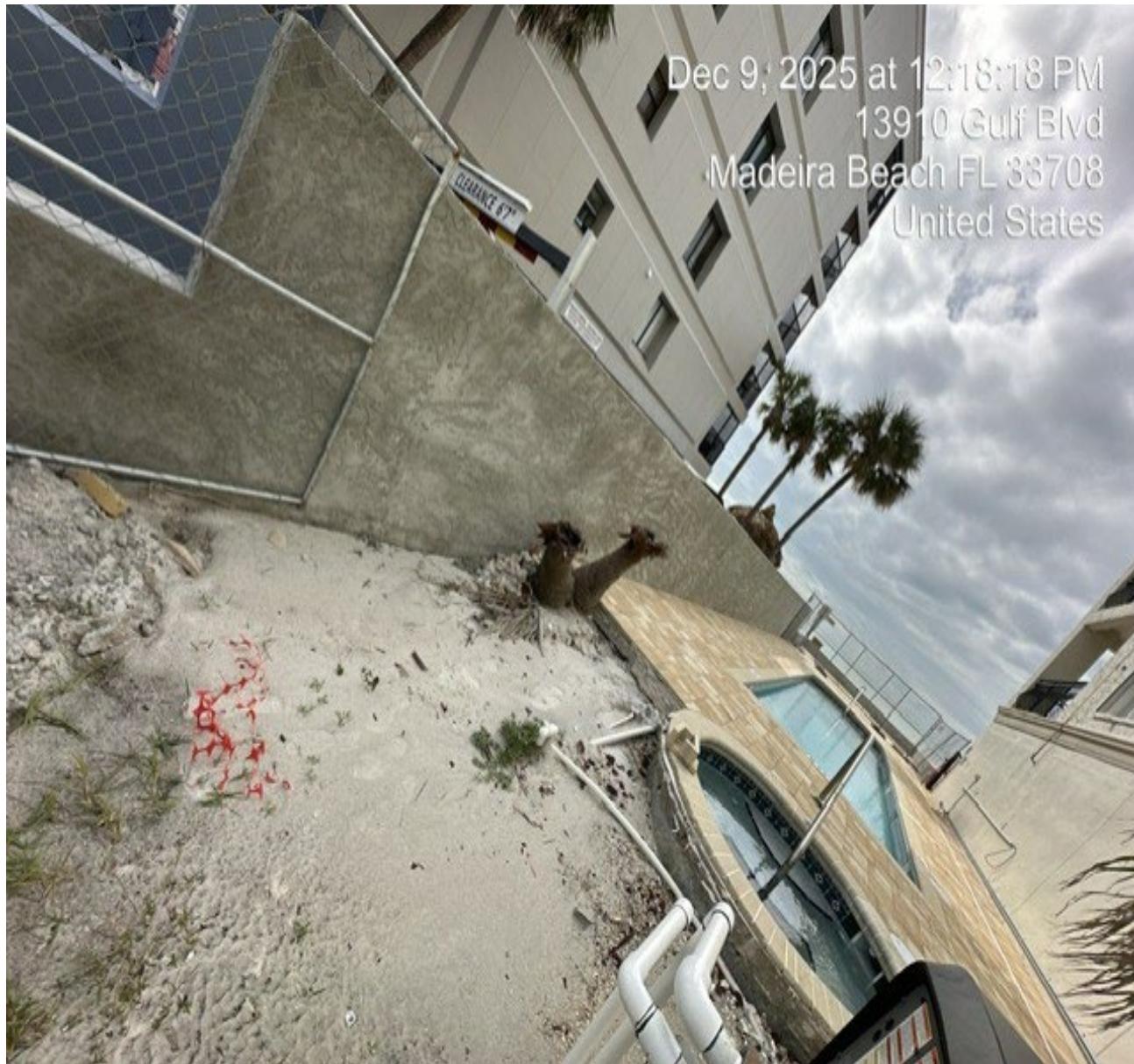
Follow up date:

**January 13, 2025**

**City of Madeira Beach  
Building Department  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951**

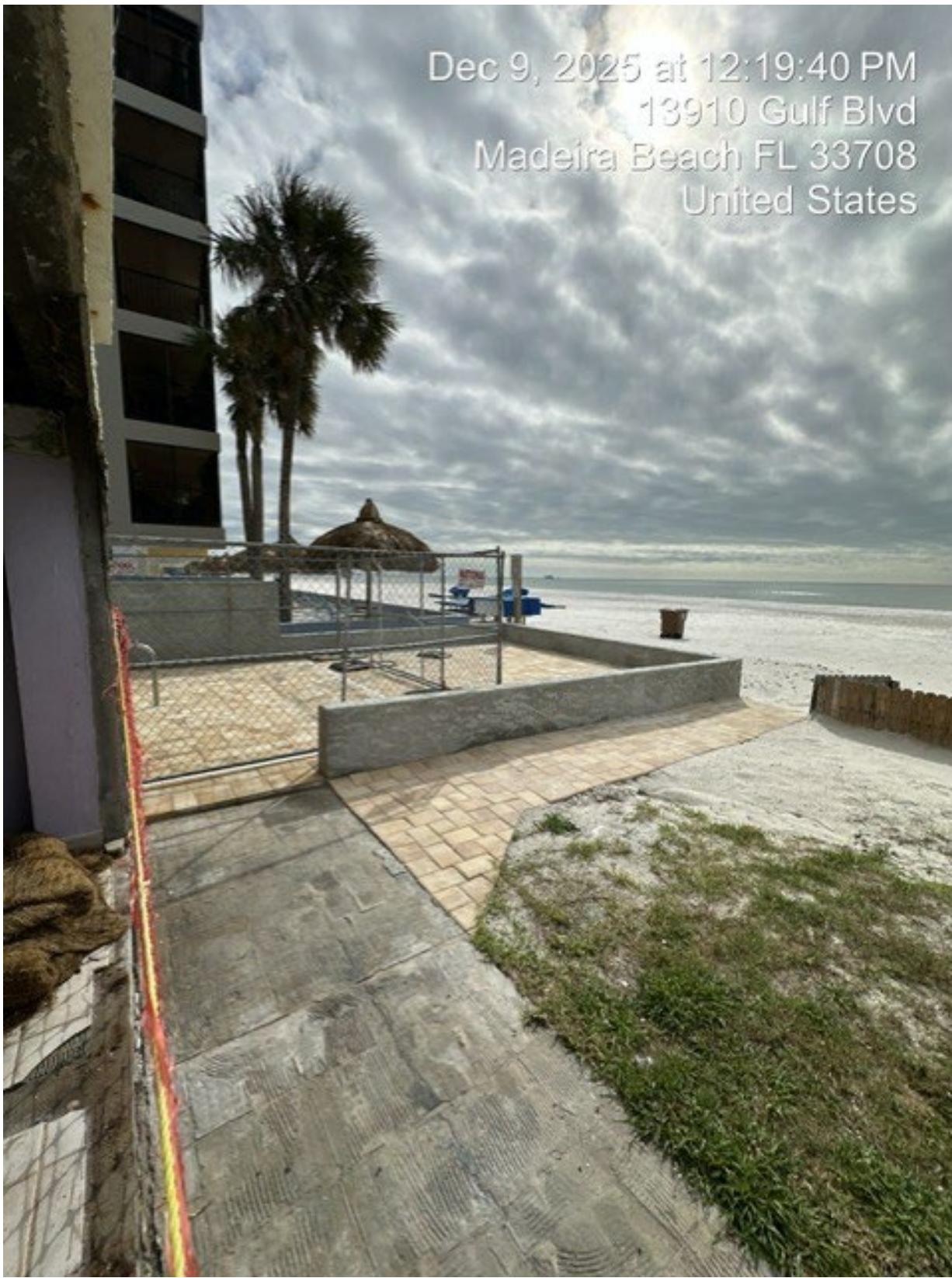
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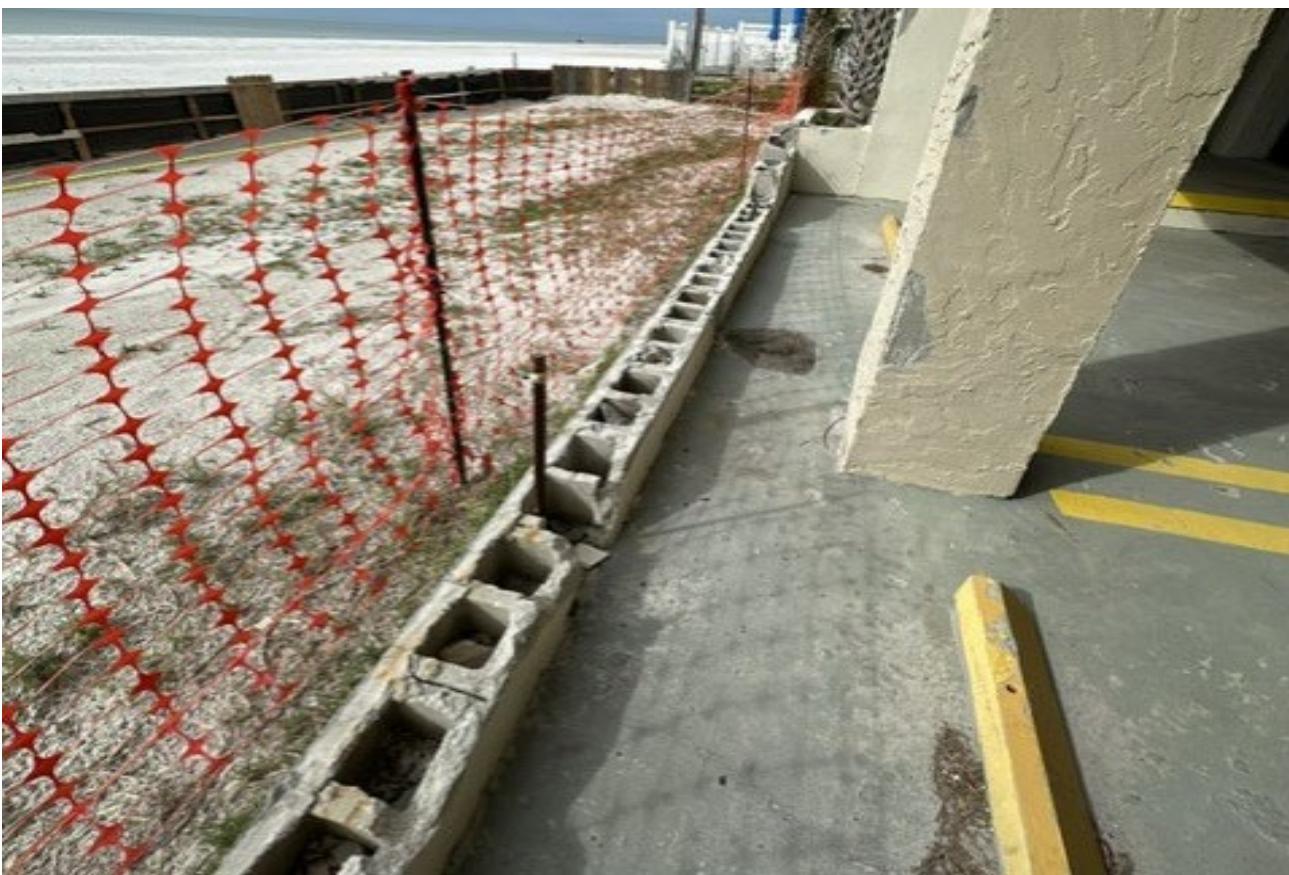


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300 Municipal Drive  
Madeira Beach, Florida 33708

CERTIFIED MAIL®



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FIRST-CLASS MAIL  
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01/02/2026 ZIP 33708  
043M31233717

US POSTAGE

~~MADEIRA BEACH, FL 33708~~  
MEDITERRANEAN OF MADEIRA CONDO ASSN INC  
13910 GULF BLVD  
MADEIRA BEACH FL 33708-2567  
Case Number: CE-25-181

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

January 16, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC  
13910 GULF BLVD  
MADEIRA BEACH, FL 33708-2567

Respondents.

**RE Property:** 13910 GULF BLVD

**Parcel #**15-31-15-56996-000-0001

**Legal Description:** MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON ELEMENTS

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY the 26<sup>th</sup> day of JANUARY, 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. 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.

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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.

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.

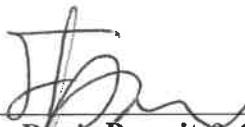
Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

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 16th day of January, 2026.



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**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

January 16, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC  
13910 GULF BLVD  
MADEIRA BEACH, FL 33708-2567

Respondents.

**RE Property:** 13910 GULF BLVD

**Parcel #**15-31-15-56996-000-0001

**Legal Description:** MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON ELEMENTS

**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):

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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.

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.



Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach

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

January 16, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC  
13910 GULF BLVD  
MADEIRA BEACH, FL 33708-2567

## Respondents.

**RE Property: 13910 GULF BLVD**

Parcel #15-31-15-56996-000-0001

**Legal Description: MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON ELEMENTS**

## AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit and Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

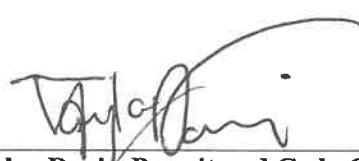
That pursuant to Florida Statute 162.12,

On the 16 day of January, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of January, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of January, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13910 GULF BLVD, Parcel #15-31-15-56996-000-0001 the City of Madeira Beach.

On the 16 day of January, 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.



Taylor Davis, Permit and 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  physical presence or  online notarization, this 16 day of JANUARY, 2026, by Taylor Davis, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 06/26/2029

Notary Public- State of Florida



Print or type Name.



Jan 15, 2026 at 11:06:55 AM

MEDITERRANEAN  
1910

13910



January 15, 2026 at 11:46:38 AM

