



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 11-Jun-2026)

Parcel Number

10-31-15-34362-014-0140

- Owner Name
GAROFALO, NELLA
- Property Use
0110 Single Family Home
- Site Address
**315 140TH AVE N
MADEIRA BEACH, FL 33708**
- Mailing Address
**315 140TH AVE N
MADEIRA BEACH, FL 33708**
- Legal Description
GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1982

Living SF	Gross SF	Living Units	Buildings
1,320	2,661	1	1

Parcel Map

Powered by Esri (<http://www.esri.com/>)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	Yes	100%		Miscellaneous Parcel Info
2025	Yes	100%		

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
04827/1943	\$624,700	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	21/32

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$542,051	\$185,252	\$129,530	\$155,252	\$129,530

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$641,749	\$180,031	\$125,031	\$150,031	\$125,031
2023	Y	\$664,324	\$174,787	\$119,787	\$144,787	\$119,787
2022	Y	\$530,196	\$169,696	\$119,196	\$144,196	\$119,196
2021	Y	\$423,542	\$164,753	\$114,753	\$139,753	\$114,753
2020	Y	\$395,815	\$162,478	\$112,478	\$137,478	\$112,478

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	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Mar-1979	\$0	<u>U</u>	I	ARMSTRONG JACK W	GAROFALO MARIO	04827/1943
10-Dec-1973	\$13,000	<u>U</u>		PINELLAS COMRS	ARMSTRONG JACK W	04125/1981

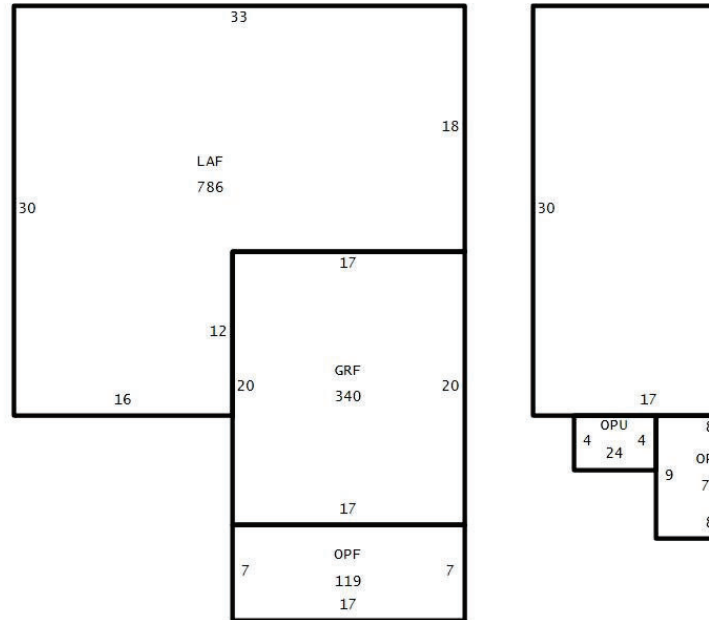
2025 Land Information

Land Area: ≈ 6,856 sf | ≈ 0.15 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	54x122	\$10,300	54.50	FF	.9074	\$509,369

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation: Wood/Block Above Ground Footing	Base (BAS):	1,320	1,320
Floor System: Wood	Garage (GRF):	0	340
Exterior Walls: Frame Siding	Lower Area Finished (LAF):	0	786
Unit Stories: 2	Open Porch (OPF):	0	191
Living Units: 1	Open Porch Unfinished (OPU):	0	24
Roof Frame: Gable Or Hip	Total Area SF:	1,320	2,661
Roof Cover: Shingle Composition			
Year Built: 1982			
Building Type: Single Family			
Quality: Average			
Floor Finish: Carpet/ Vinyl/Asphalt			
Interior Finish: Drywall/Plaster			
Heating: Central Duct			
Cooling: Cooling (Central)			
Fixtures: 6			
Effective Age: 43			



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$4,000.00	2	\$8,000	\$3,200	1982
DOCK	\$51.00	240.0	\$12,240	\$4,896	2001
PATIO/DECK	\$47.00	140.0	\$6,580	\$2,632	1982
PATIO/DECK	\$47.00	224.0	\$10,528	\$4,211	1982
PATIO/DECK	\$15.00	405.0	\$6,075	\$2,430	1982

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
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Permit Number	Description	Issue Date	Estimated Value
GD4367	WINDOWS/DOORS	01/08/2020	\$1,397
201200622	DAMAGE FIRE/FLOOD/VEHICLE	09/12/2012	\$2,037



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

September 17, 2024

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708
Case Number: CE-24-94

RE Property: 315 140th Ave N **Parcel #**10-31-15-34362-014-0140

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

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. 14-70. - 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.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

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):

Roof damage to building on property.

Corrective Action(s):

Maintenance required to damaged roof on property. Please note that a permit may be required based off of scope of work and damage.

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

Follow up date:
October 1, 2024

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.



PCSO 9/6/2024

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

October 22, 2024

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708
Case Number: CE-24-94

RE Property: 315 140th Ave N **Parcel #**10-31-15-34362-014-0140

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Violation Detail(s):

Roof damage to building on property.

Corrective Action(s):

Maintenance required to damaged roof on property. Please note that a permit may be required based off of scope of work and damage.

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

Follow up date:
November 5, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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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:

Garofalo, Nella
 315 140th Ave N
 Madeira Beach FL 33708

Ce-24-94



9590 9402 7951 2305 9002 47

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1848 51

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
- Insured Mail
- Registered Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 315 140TH AVE N

Parcel #10-31-15-34362-014-0140

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

AFFIDAVIT OF SERVICE

I, Connor Mecko, 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 315 140TH AVE N , Parcel #10-31-15-34362-014-0140 the City of Madeira Beach.

On the 11 day of June, 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 11th day of June, 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.



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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

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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. 14-70. - 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.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

Please bring the property into compliance by applying for and obtaining a building permit 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**

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

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CASE NO. CE-24-94

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315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

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Parcel # 10-31-15-34362-014-0140

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NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **2026** 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. 14-70. - 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.

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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 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 11th day of June, 2026.

Connor Mecko

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

June 11, 2026 at 4:11:50 PM



