



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

**Parcel Summary**  
**(as of 08-Jun-2026)**

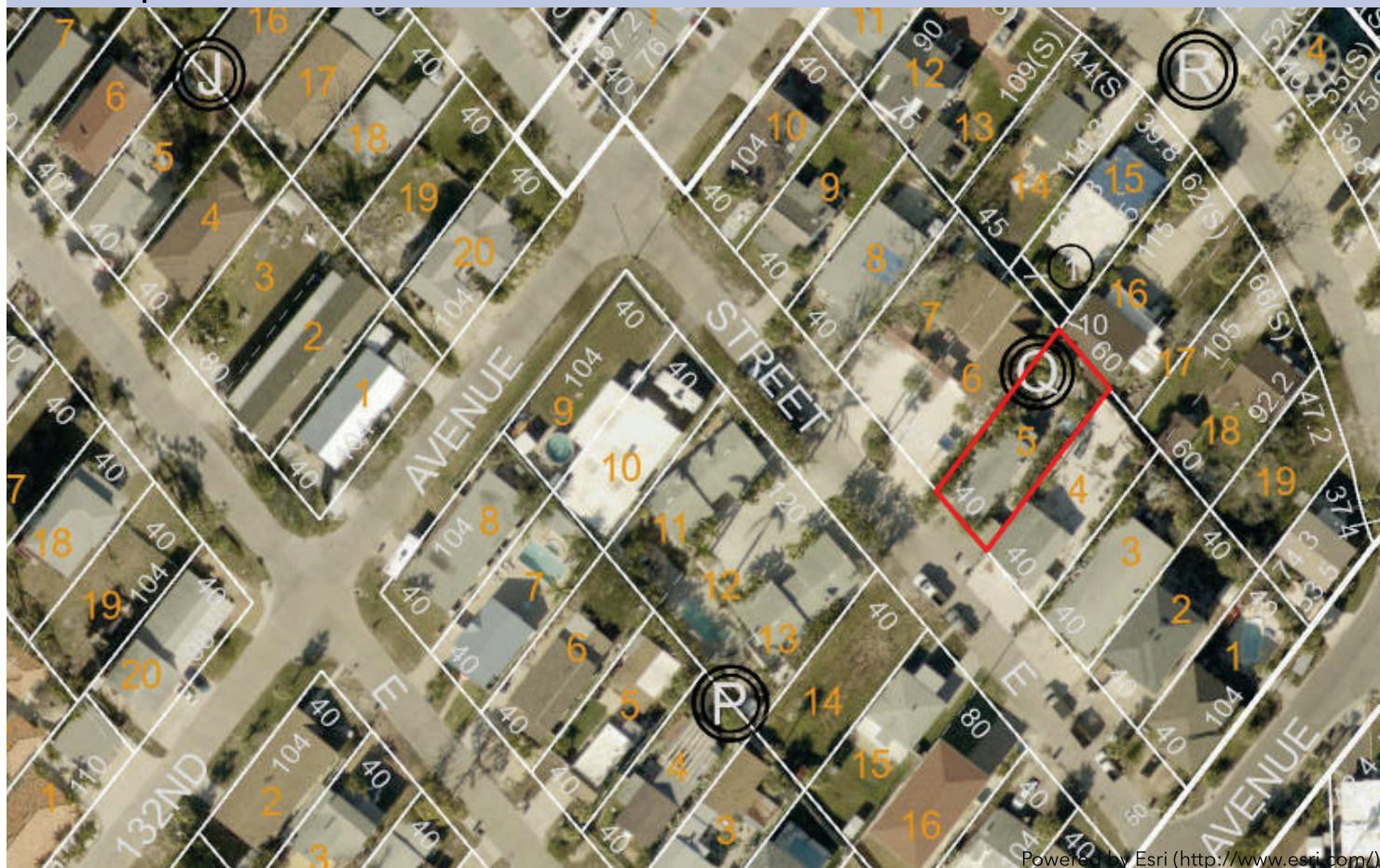
Parcel Number

**15-31-15-65304-017-0050**

- Owner Name  
**BILYK INVESTMENT GROUP LLC**
- Property Use  
**0110 Single Family Home**
- Site Address  
**13123 4TH ST E**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**5143 CROWN HAVEN DR**  
**KISSIMMEE, FL 34746-4204**
- Legal Description  
**PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1930**

Living SF	Gross SF	Living Units	Buildings
<b>681</b>	<b>681</b>	<b>1</b>	<b>1</b>

## Parcel Map



## 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	Yes	100%		

## Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23316/1634	\$283,500	<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>	20/69

## 2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$246,171	\$168,640	\$117,918	\$143,640	\$117,918

## Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$427,604	\$196,782	\$146,782	\$171,782	\$146,782
2023	Y	\$387,333	\$191,050	\$141,050	\$166,050	\$141,050
2022	Y	\$397,553	\$185,485	\$135,485	\$160,485	\$135,485
2021	Y	\$317,346	\$180,083	\$130,083	\$155,083	\$130,083
2020	Y	\$227,971	\$177,597	\$127,597	\$152,597	\$127,597

## 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	<a href="#">(MB)</a>

## Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Sep-2025	\$300,000	<a href="#">Q</a>	I	LUKO DEBORAH J	BILYK INVESTMENT GROUP LLC	<a href="#">23316/1634</a>
16-Dec-2016	\$200,000	<a href="#">Q</a>	I	SBAR TAMLYN S	LUKO DEBORAH J	<a href="#">19469/1447</a>
23-Mar-2012	\$118,900	<a href="#">Q</a>	I	POWELL ANDRIAN J	SBAR TAMLYN S	<a href="#">17542/2620</a>
15-Aug-2011	\$100	<a href="#">U</a>	I	JGP INVESTMENTS LLC TR	POWELL ANDRIAN J	<a href="#">17333/1232</a>
28-Dec-2006	\$100	<a href="#">U</a>	I	POWELL ANDRIAN J	13123 4TH ST E LAND TRUST	<a href="#">15556/2107</a>

## 2025 Land Information

Land Area:  $\cong$  4,060 sf |  $\cong$  0.09 acres Frontage and/or View: None Seawall: No

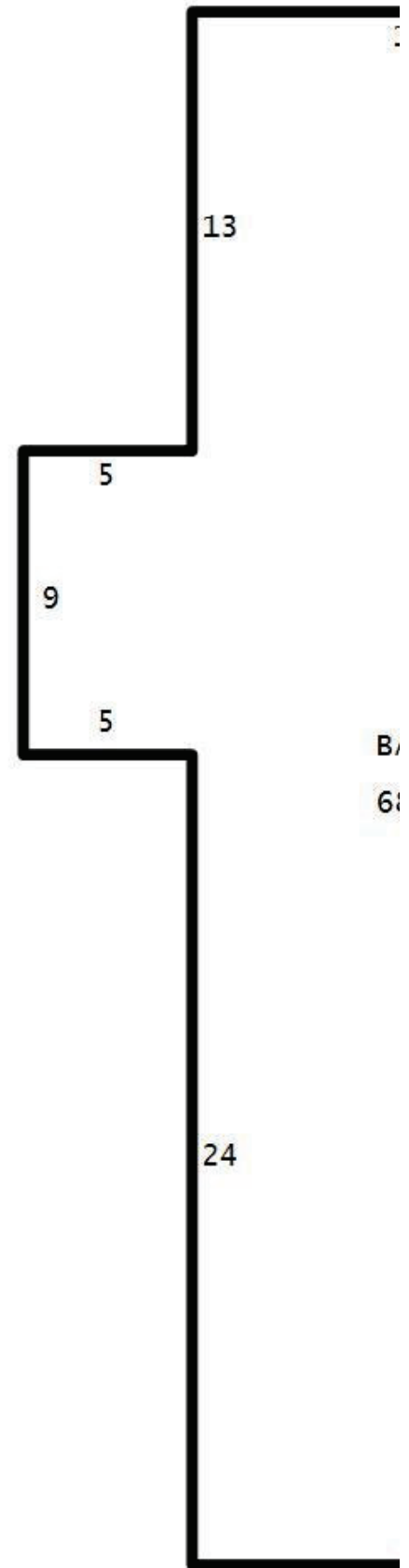
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	40x104	\$5,800	40.00	FF	1.1845	\$274,804

## 2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation:	Piers	Base (BAS):	681
Floor System:	Wood	Total Area SF:	681
Exterior Walls:	Frame Stucco		681

## Structural Elements

Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1930
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	3
Effective Age:	28



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	144.0	\$2,160	\$1,080	2006
PATIO/DECK	\$28.00	320.0	\$8,960	\$4,480	2006
SHED	\$42.00	64.0	\$2,688	\$2,097	2012

#### 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
<a href="#">201312183</a>	ROOF	12/11/2013	\$5,000
<a href="#">9700069</a>	ROOF	04/15/1997	\$1,750



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

FEBRUARY 17, 2026

BILYK INVESTMENT GROUP LLC  
5143 CROWN HAVEN DR  
KISSIMMEE, FL 34746-4204  
Case Number: CE-26-26

**RE Property:** 13123 4TH ST E

**Parcel #**15-31-15-65304-017-0050

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5

**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.

**Violation Detail(s):**

Work without a permit – hurricane remodel, now for sale.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:

**MARCH 3, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](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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**\$495,000**







13123 4th St E, Madeira Beach, FL 33708


**2** beds   **1** baths   **681** sqft

Est.: \$3,193/mo [Get pre-qualified](#)

[Request a tour](#)  
as early as today at 11:30 am

[Contact agent](#)

 Single Family Residence	 Built in 1930	 4,060 Square Feet Lot
 \$-- Zestimate®	 \$727/sqft	 \$-- HOA

 Sponsored

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CITY OF MADEIRA BEACH**

MARCH 3, 2026

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5143 CROWN HAVEN DR  
KISSIMMEE, FL 34746-4204  
Case Number: CE-26-26

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**\$495,000**

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**Sponsored**

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300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 3775 0309 34



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44<sup>0</sup>**  
03/03/2026 ZIP 33708  
043M31233717

US POSTAGE

MAR 23 2020

BILYK INVESTMENT GROUP LLC  
5143 CROWN HAVEN DR  
KISSIMMEE, FL 34746-4204  
Case Number: CE-26-26

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300 Municipal Drive  
Madeira Beach, Florida 33708



9589 0710 5270 3775 0309 34



US POSTAGE

quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44<sup>9</sup>**  
03/03/2026 ZIP 33708  
043M31233717

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MARCH 5, 2026

BILYK INVESTMENT GROUP LLC  
5143 CROWN HAVEN DR  
KISSIMMEE, FL 34746-4204  
Case Number: CE-26-26

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UTF

NIXIE 339 FEB 1 9003/09/26

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 33708191600 \*2901-01140-04-40



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

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

Petitioner,

vs.

CASE NO. CE-26-26

BILYK INVESTMENT GROUP LLC  
5143 CROWN HAVEN DR  
KISSIMMEE, FL 34746-4204

Respondents.

**RE Property:** 13123 4TH ST E

**Parcel #**15-31-15-65304-017-0050

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & 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 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 13123 4TH ST E, Parcel #15-31-15-65304-017-0050 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.

*Taylor Davis*

Taylor Davis, Permit & 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 11<sup>th</sup> day of June, 2026, by Taylor Davis, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

*Samantha Arison*

Print or type Name. Samantha Arison



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

June 11, 2026  
City of Madeira Beach  
300 Municipal Drive  
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**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5

**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):

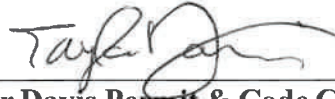
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Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail

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**

June 11, 2026  
City of Madeira Beach  
300 Municipal Drive  
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Respondents.

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**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22<sup>nd</sup>** day of **June, 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.

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 11 day of June, 2026.



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

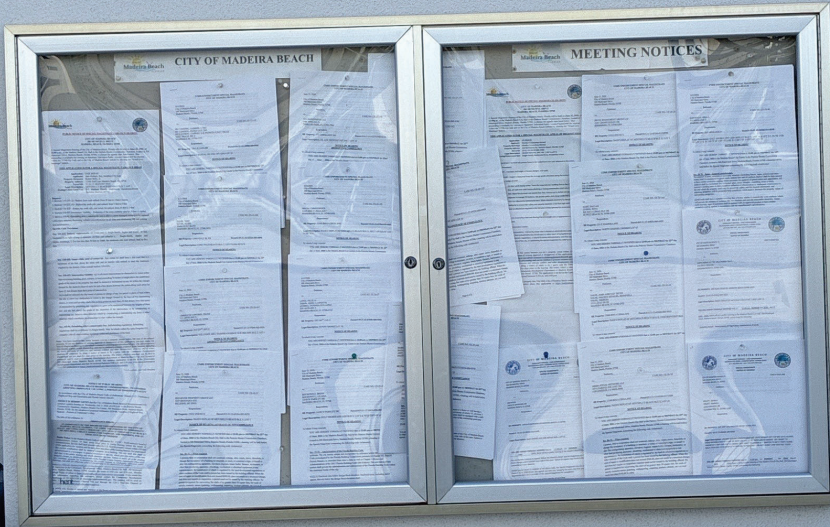
June 11, 2026 at 4:04:32 PM

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2  
3



June 11, 2026 at 5:01:53 PM

City of  
**Madeira Beach**  
FLORIDA  
COMMUNITY  
DEPARTMENT  
ENFORCEMENT



City of  
**MADERA BEACH**  
ELEVATOR  
➔

