



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
 (as of 11-Jun-2026)

Parcel Number
09-31-15-87048-000-0560

- Owner Name
LOPEZ, FELIX M
TABAK, JESSICA ANNETTEGUERRA, VANESSA LYN LOPEZ
- Property Use
0110 Single Family Home
- Site Address
230 146TH AVE E
MADEIRA BEACH, FL 33708
- Mailing Address
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
- Legal Description
SUNNY SHORES LOT 56
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1960

Living SF	Gross SF	Living Units	Buildings
682	1,188	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
22503/2099	\$270,000	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	24/15

2025 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$234,569	\$234,569	\$183,847	\$209,569	\$183,847

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$335,616	\$335,616	\$335,616	\$335,616	\$335,616
2023	N	\$369,857	\$251,078	\$251,078	\$369,857	\$251,078
2022	N	\$279,238	\$228,253	\$228,253	\$279,238	\$228,253
2021	N	\$229,926	\$207,503	\$207,503	\$229,926	\$207,503

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	\$211,366	\$188,639	\$188,639	\$211,366	\$188,639

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
11-Jul-2023	\$417,500	Q	I	FACENDA ANTHONY JR	LOPEZ FELIX M	22503/2099
31-Dec-2012	\$159,300	Q	I	REESE LEE A	FACENDA ANTHONY JR	17852/2424
26-Aug-2008	\$145,000	Q	I	LUPO PHILIP	REESE, LEE A	16359/1128
19-Nov-1997	\$100	U	I	LUPO PHILIP	LUPO, PHILIP	09909/1056
30-Apr-1983	\$36,000	Q				05515/0861

2025 Land Information

Land Area: ≈ 3,001 sf | ≈ 0.06 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x60	\$5,200	50.00	FF	1.0000	\$260,000

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation: Piers	Base (BAS):	682	682
Floor System: Wood	Garage (GRF):	0	308
Exterior Walls: Cb Stucco/Cb Reclad	Open Porch (OPF):	0	68
Unit Stories: 1	Screen Porch (SPF):	0	130
Living Units: 1	Total Area SF:	682	1,188

Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Year Built: 1960
 Building Type: Single Family
 Quality: Average
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Heating: Unit/Space/Wall/Floor
 Cooling: None
 Fixtures: 3
 Effective Age: 41



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
201110592	ROOF	01/24/2011	\$4,500
PER-H-CB285262	ROOF	11/05/2003	\$1,500



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

FEBRUARY 26, 2026

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Case Number: CE-26-37

RE Property: 230 146TH AVE

Parcel #09-31-15-87048-000-0560

Legal Description: SUNNY SHORES LOT 56

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. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 14-130.4. - License required.

- (a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

Violation Detail(s):

Work without a permit – post flood hurricane remodel. Short term rental with no BTR.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. Outdoor kitchen may need to be removed if unpermitted. Needs to obtain BTR to rent at allowable term.

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

Follow up date:

MARCH 12, 2026

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
buildingdept@madeirabeachfl.gov
727-391-9951

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Vrbo Open app USD Trip Boards List your property Help My trips Sign in

See all properties Share Save

Overview Amenities Policies

Entire home

Steps to Madeira Beach! Family Getaway w/ Hot Tub

Discover nearby landmarks
Near St. Petersburg - Clearwater Beaches

2 bedrooms 2+ bathrooms Sleeps 6 900 sq ft

Popular amenities

- Hot tub
- Washer
- Air conditioning
- Kitchen
- Dryer
- Outdoor Space

Property # 20232403ha

Add dates for total pricing

Start d... End date

Travelers
2 travelers

\$197 avg per night

Price details

Check availability

Tempo to rise Tomorrow

12:00 PM 2/4/2024

Overview Amenities Policies Save

Steps to Madeira Beach! Family Getaway w/ Hot Tub

Walk to Local Eats | Outdoor Kitchen + Grill | Furnished Screened Porch | 13 Mi to St. Pete

Dreaming of endless sunshine and scenic strolls along the shore? This 2-bed, 2.5-bath vacation rental in Madeira Beach has you covered! Savor a quiet morning on the screened porch, then hit the ocean waves or explore the boardwalk at John's Pass Village. Ready to return to your home away from home? Rinse off in the outdoor shower and finish the evening with cocktails on the patio. Lock in your dates!

--- THE PROPERTY ---

SLEEPING ARRANGEMENTS

- Bedroom 1: 1 king bed
- Bedroom 2: 1 full bunk bed, 1 twin bed
- Living Room: 1 queen sleeper sofa

OUTDOOR LIVING

- Screened porch w/ seating
- Furnished patio, outdoor kitchen
- Private hot tub
- Outdoor shower
- BBQ grill (bring your own propane)

INDOOR LIVING

- Modern furnishings & appliances
- 3 Smart TVs
- Electric fireplace
- 4-person dining table
- Ceiling fans

KITCHEN

- Refrigerator, stove/oven, microwave
- Cooking basics
- Drip coffee maker (coffee provided)
- Espresso machine

GENERAL

- Free WiFi
- Central A/C & heating
- Washer & dryer
- Linens, towels, complimentary toiletries

FAQ

- Quiet hours (10:00 PM-7:30 AM Sunday-Thursday; 11:00 PM-7:30 AM Friday-Saturday)

ACCESSIBILITY

- Single-story home, 4 steps to enter

Property # 20232403ha

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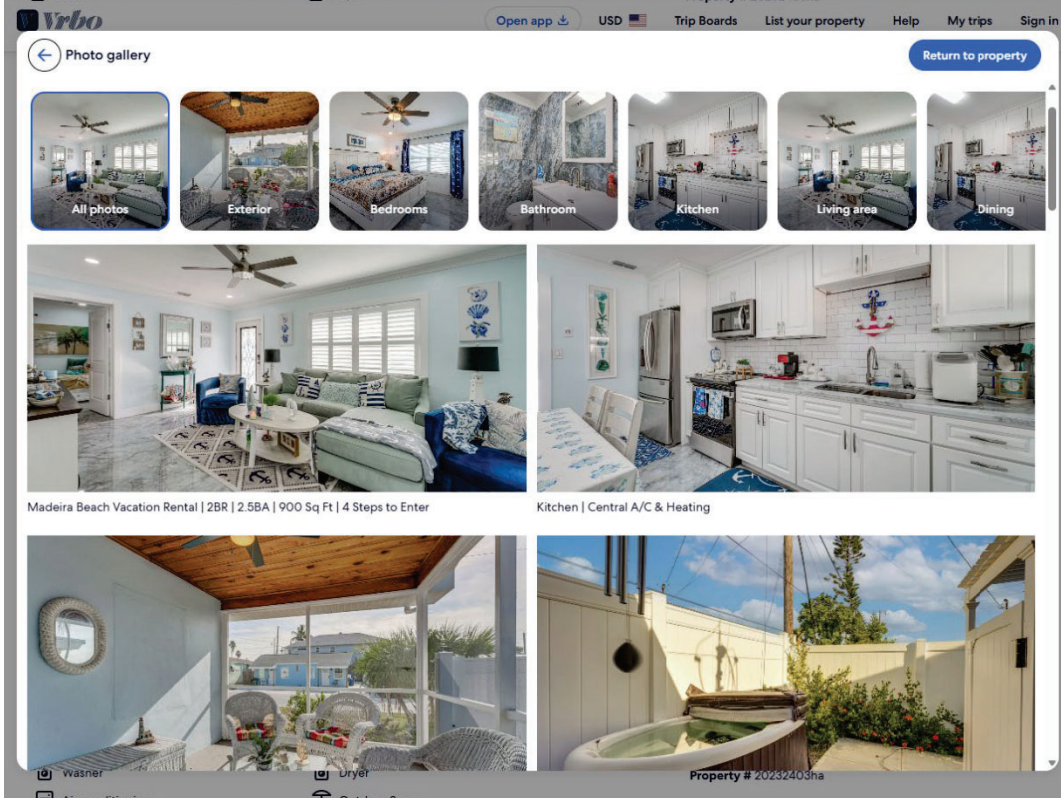
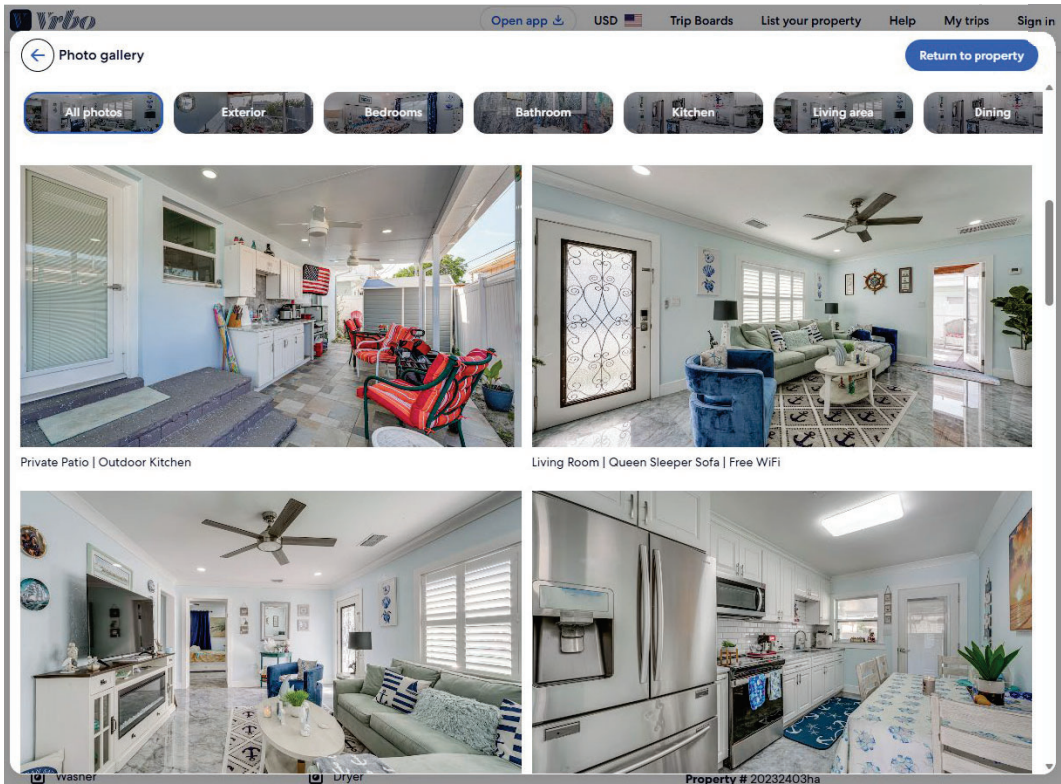
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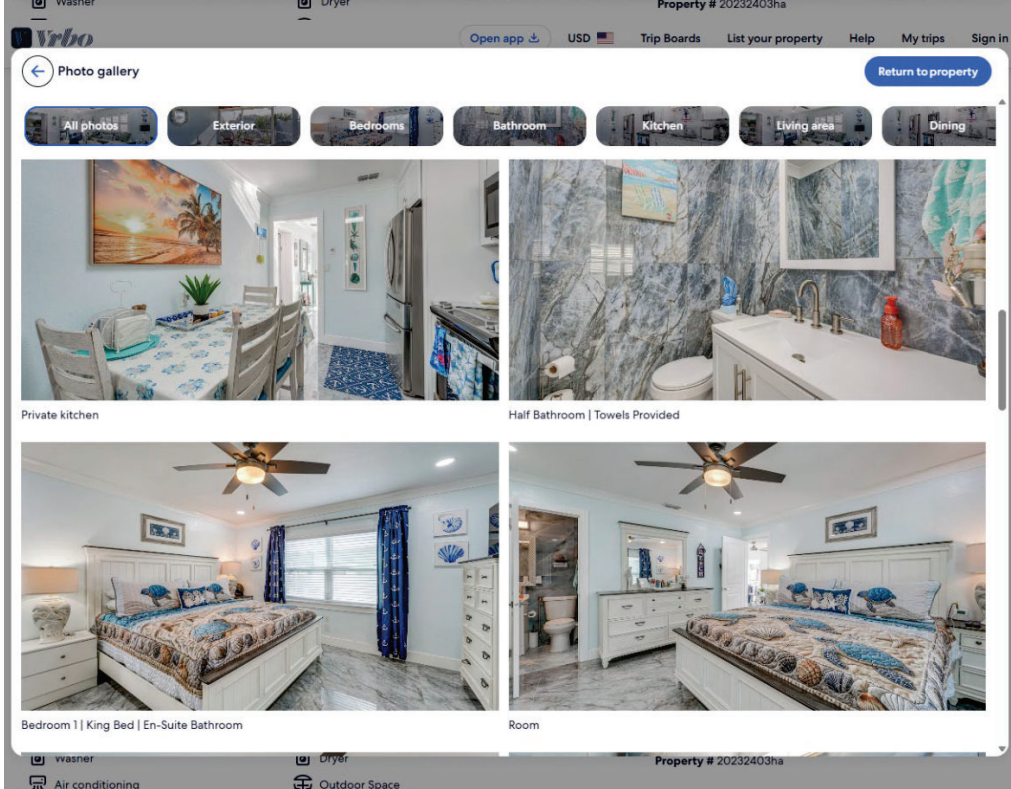
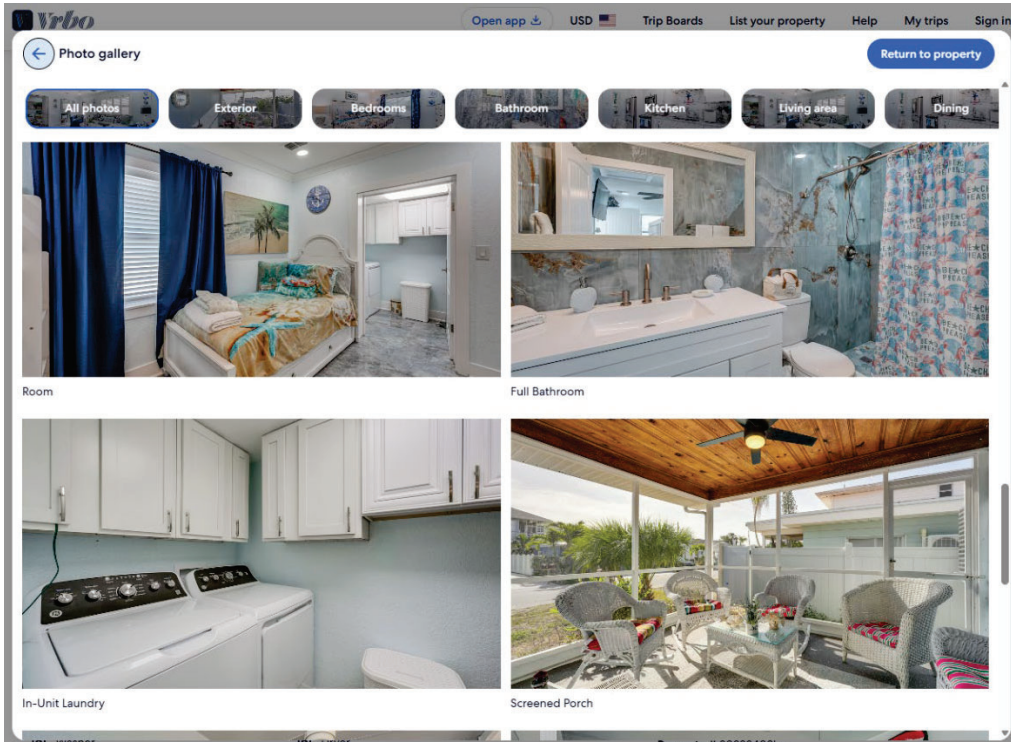
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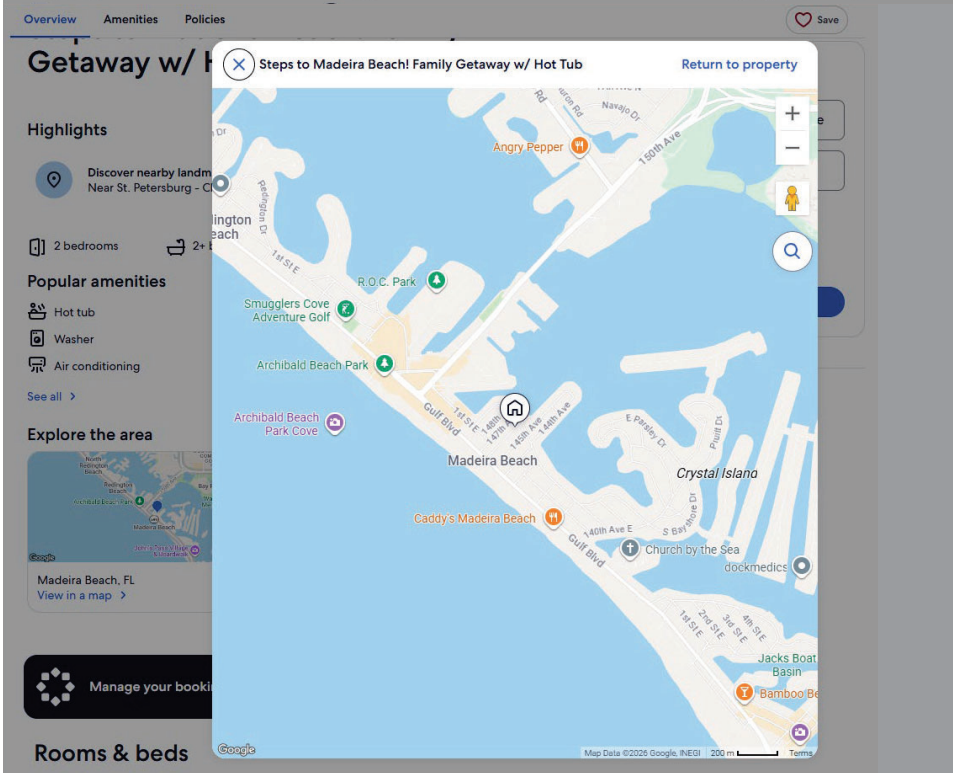
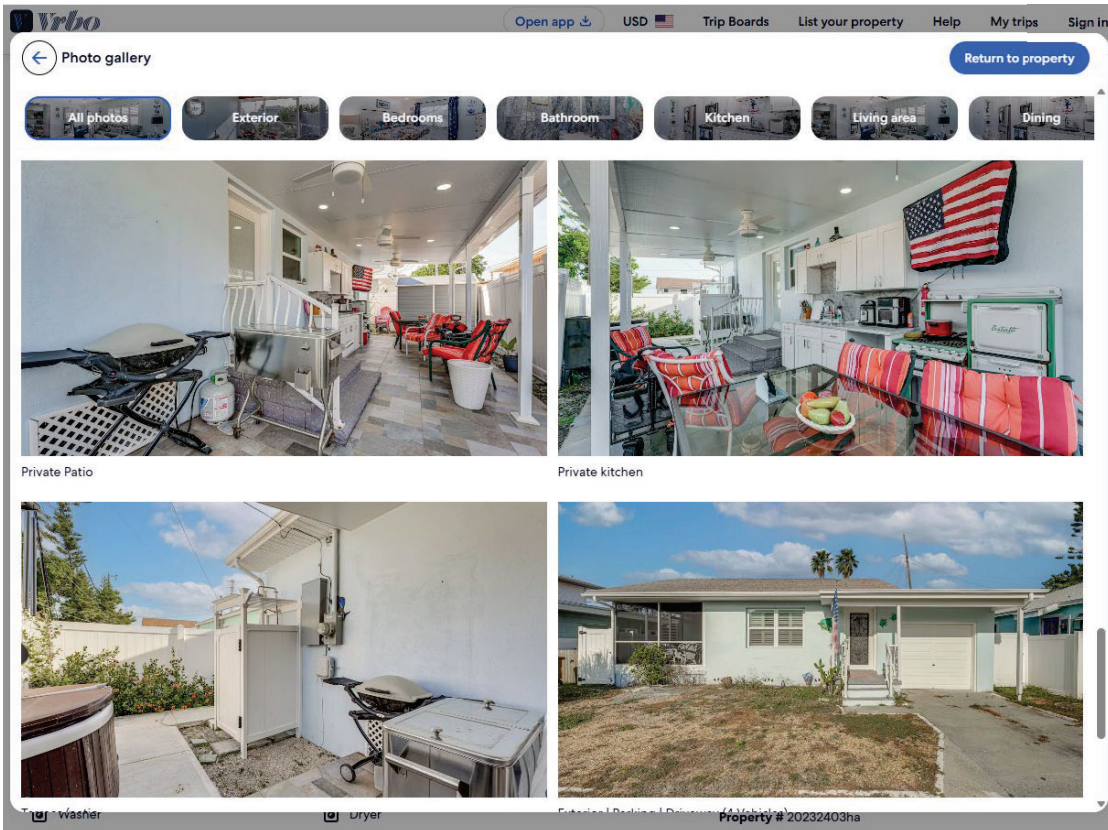
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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MARCH 13, 2026

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TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Case Number: CE-26-37

RE Property: 230 146TH AVE

Parcel #09-31-15-87048-000-0560

Legal Description: SUNNY SHORES LOT 56

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Corrective Action(s):

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

Follow up date:

MARCH 27, 2026

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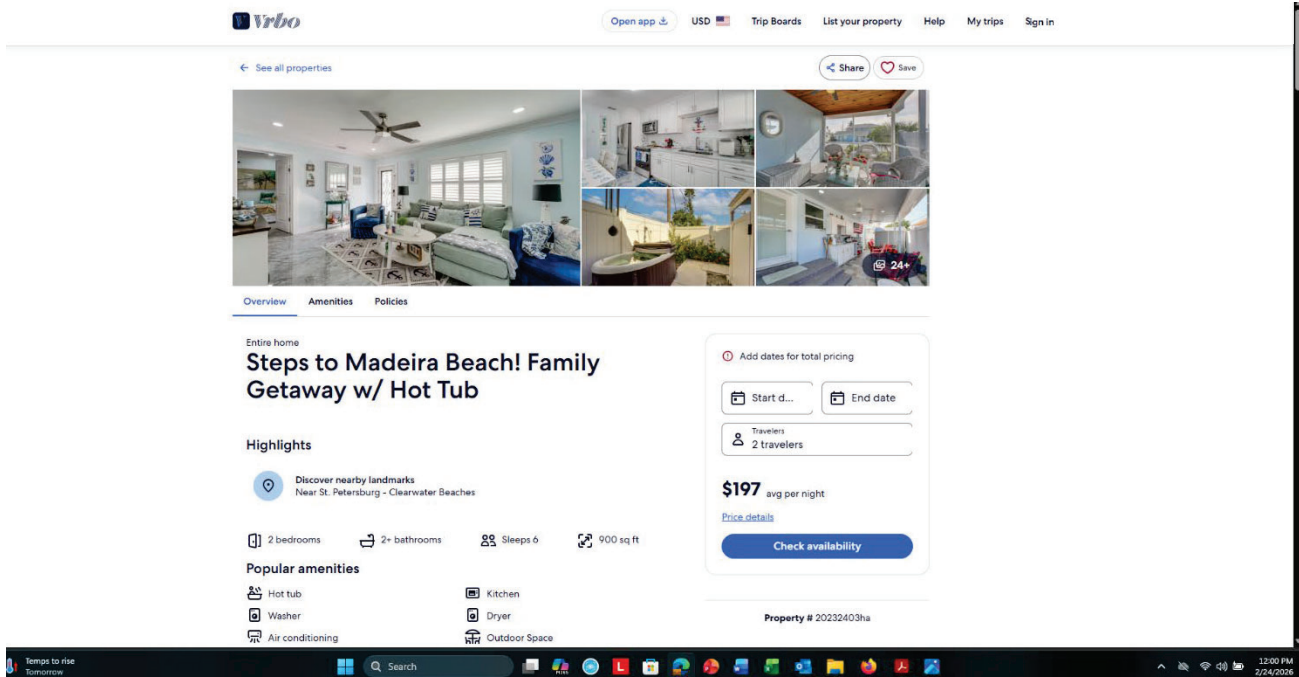


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Walk to Local Eats | Outdoor Kitchen + Grill | Furnished Screened Porch | 13 Mi to St. Pete

Dreaming of endless sunshine and scenic strolls along the shore? This 2-bed, 2.5-bath vacation rental in Madeira Beach has you covered! Savor a quiet morning on the screened porch, then hit the ocean waves or explore the boardwalk at John's Pass Village. Ready to return to your home away from home? Rinse off in the outdoor shower and finish the evening with cocktails on the patio. Lock in your dates!

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SLEEPING ARRANGEMENTS

- Bedroom 1: 1 king bed
- Bedroom 2: 1 full bunk bed, 1 twin bed
- Living Room: 1 queen sleeper sofa

OUTDOOR LIVING

- Screened porch w/ seating
- Furnished patio, outdoor kitchen
- Private hot tub
- Outdoor shower
- BBQ grill (bring your own propane)

INDOOR LIVING

- Modern furnishings & appliances
- 3 Smart TVs
- Electric fireplace
- 4-person dining table
- Ceiling fans

KITCHEN

- Refrigerator, stove/oven, microwave
- Cooking basics
- Drip coffee maker (coffee provided)
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- Free WiFi
- Central A/C & heating
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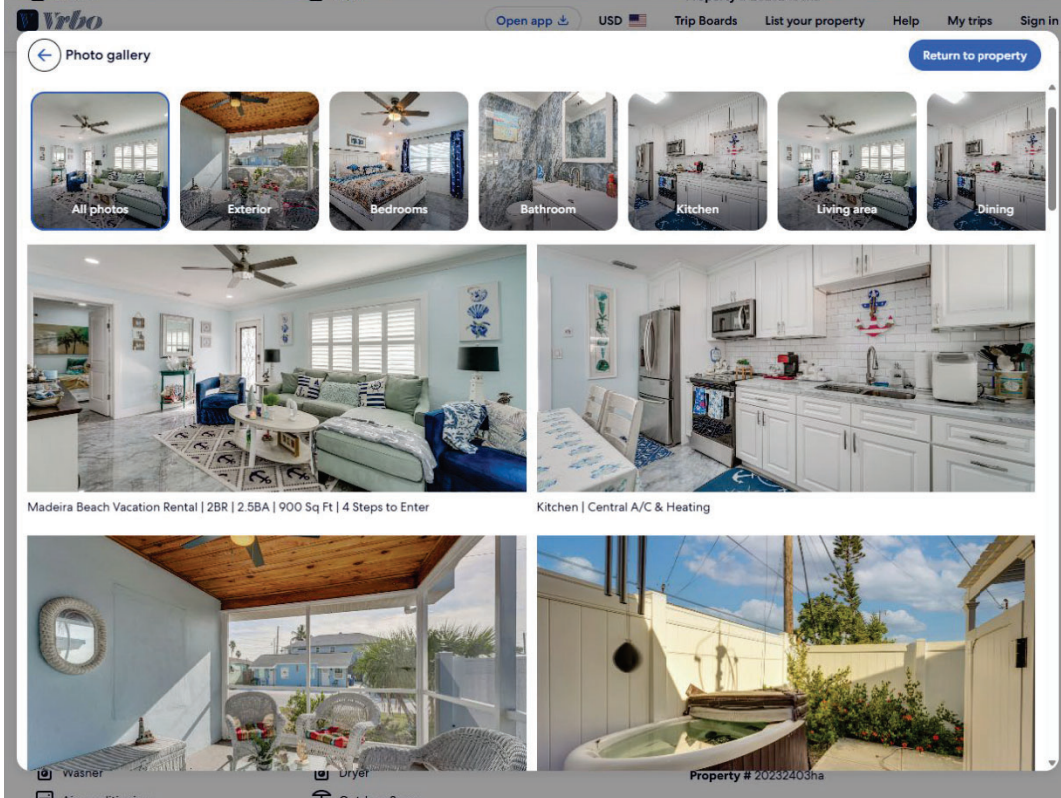
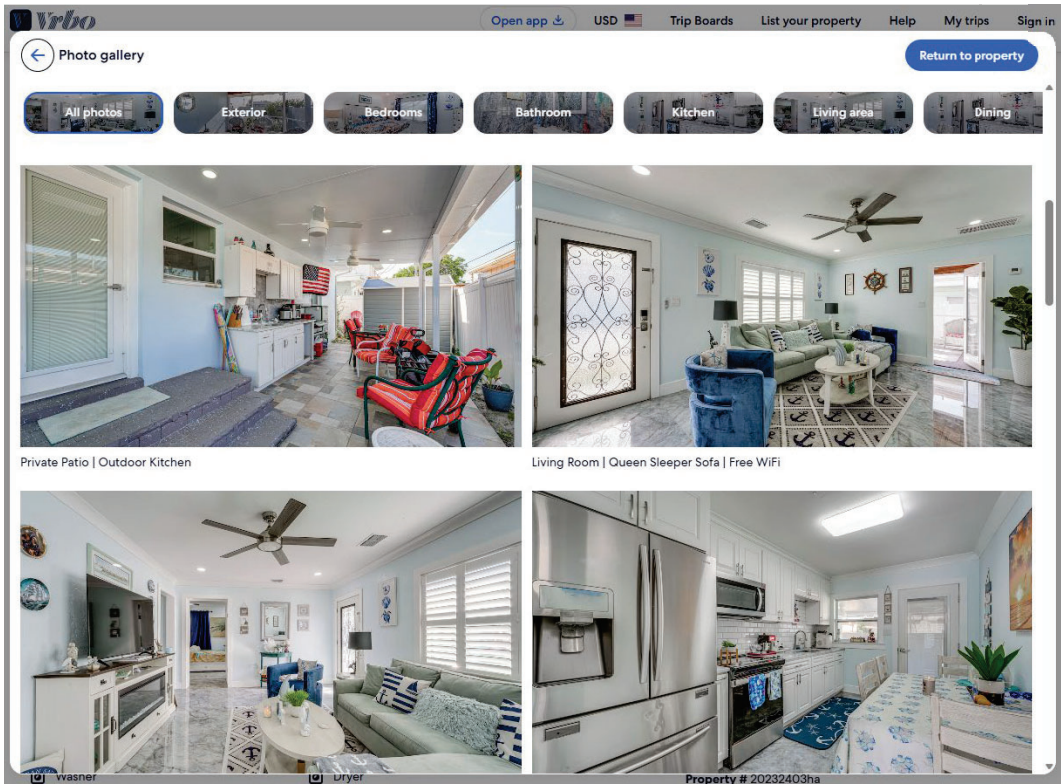
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ACCESSIBILITY

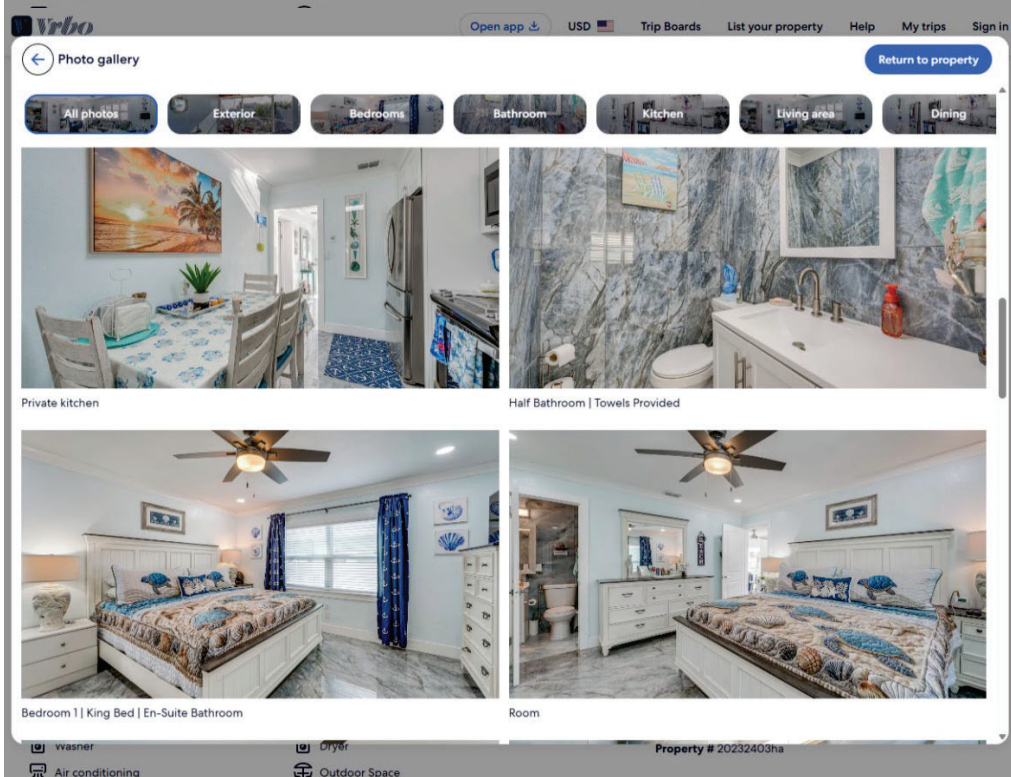
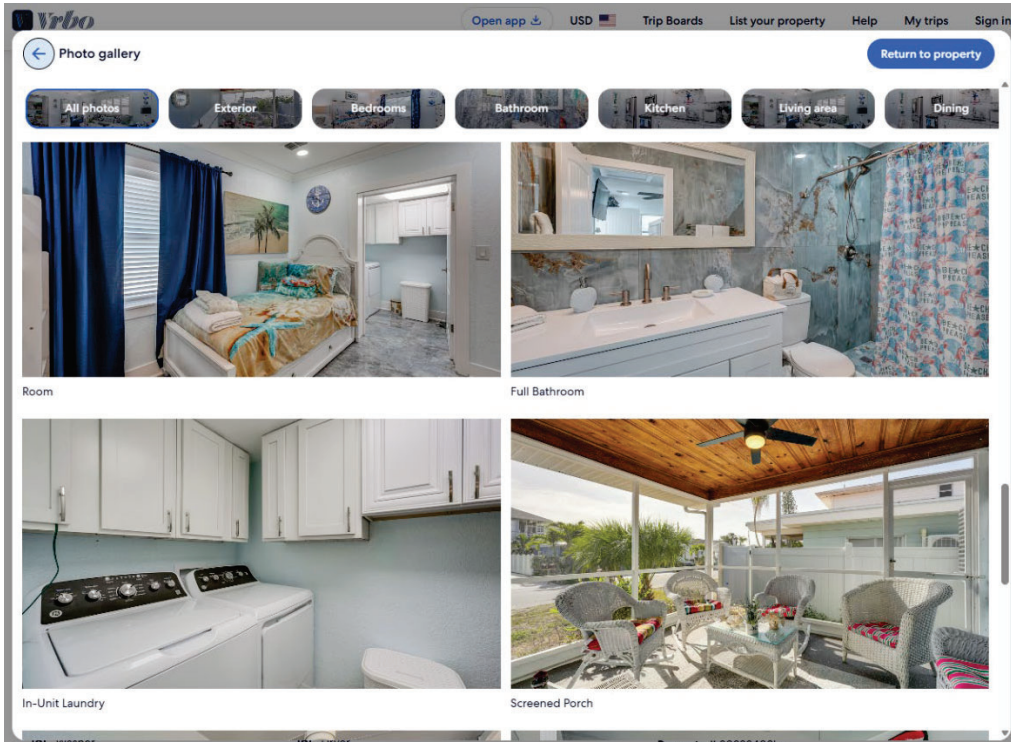
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Property # 20232403ha

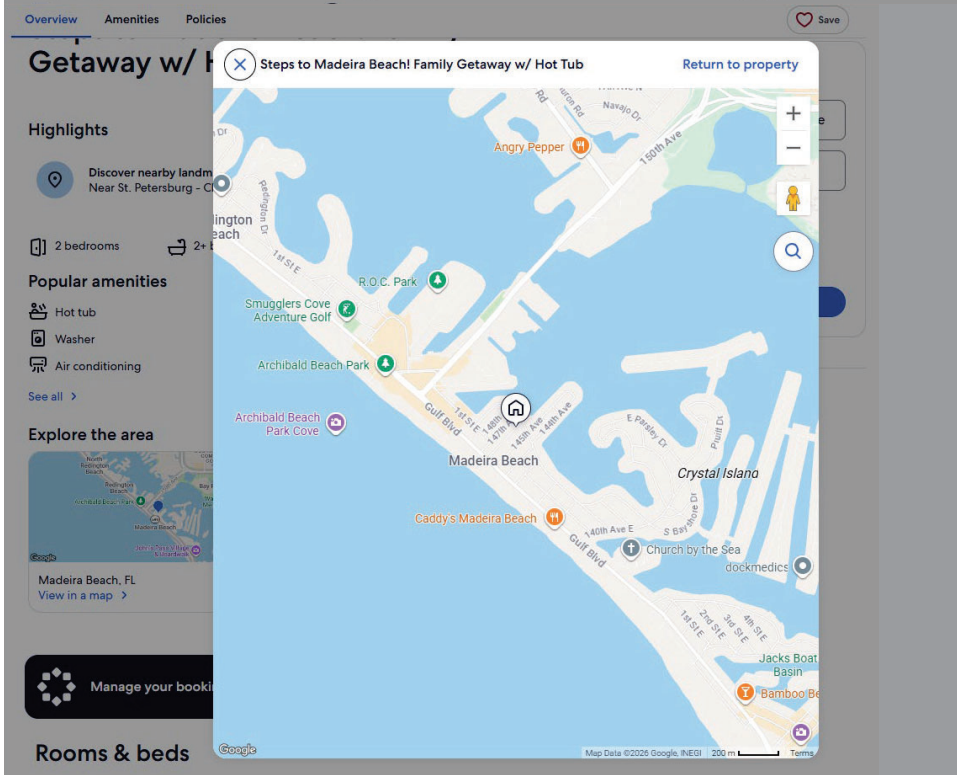
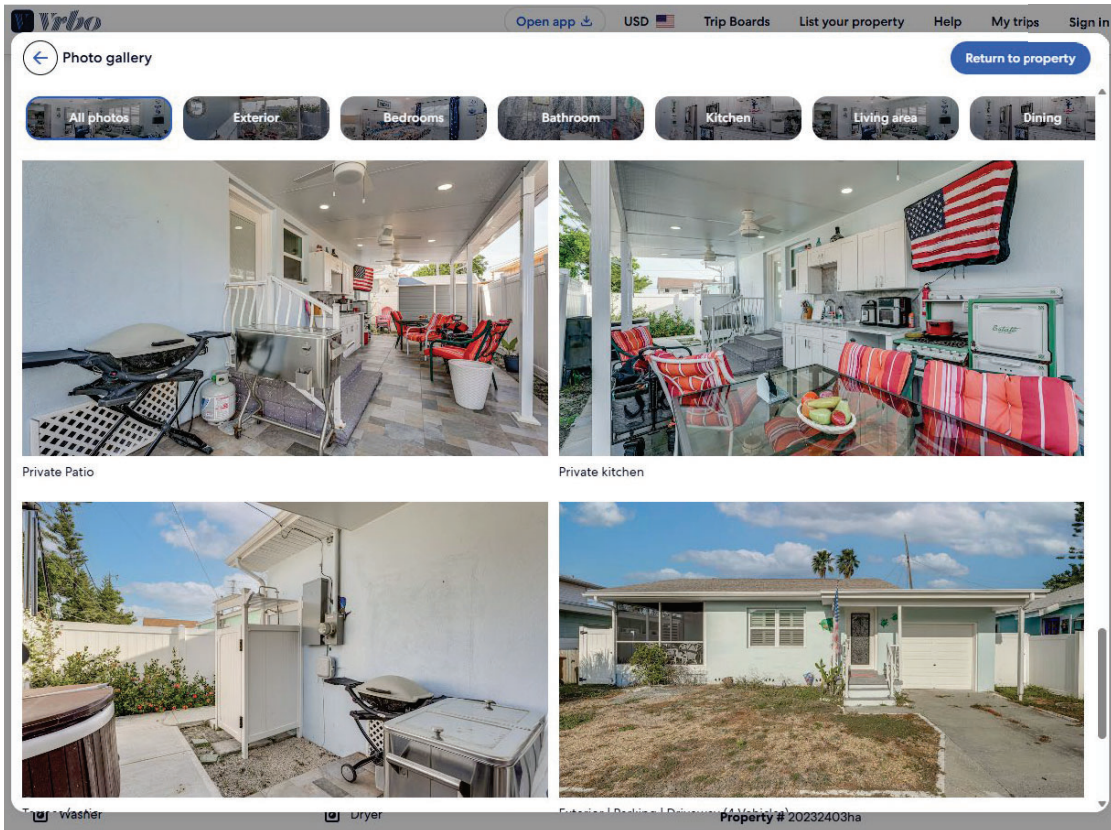
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300 Municipal Drive
Madeira Beach, Florida 33708

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03/13/2026 ZIP 33708
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US POSTAGE

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
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Case Number: CF-26-37



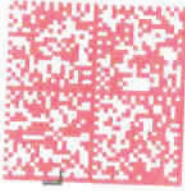
300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3775 0306 44

MADEIRA BEACH FL 335
MAR 20 2026 PM 8 L



quadrant
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\$010.44
03/13/2026 ZIP 33708
043M31233717

*U.S.
3/14/26*

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122

NIXIE

339 DE 1

0004/05/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 33708191600 *2701-03459-13-39



US POSTAGE

**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-26-37

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122

Respondents.

RE Property: 230 146TH AVE E

Parcel #09-31-15-87048-000-0560

Legal Description: SUNNY SHORES LOT 56

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 230 146TH AVE E , Parcel #09-31-15-87048-000-0560 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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TABAK, JESSICA ANNETTE
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Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing 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,

vs.

CASE NO. CE-26-37

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122

Respondents.

RE Property: 230 146TH AVE E

Parcel # 09-31-15-87048-000-0560

Legal Description: SUNNY SHORES LOT 56

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. 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.

Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

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 4:35:45 PM



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