



**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
04-Feb-2020	\$100	<u>U</u>	I	DE CANDIDO PATRICIA H TRE	DE CANDIDO GABRIEL A TRE	21277/0768
29-Oct-1997	\$100	<u>U</u>	I	DECANDIDO GABRIEL A	DE CANDIDO, PATRICIA H TRE	09887/1645
31-Dec-1985	\$109,000	<u>Q</u>				06128/1924
31-Dec-1979	\$83,000	<u>Q</u>				04873/0220
31-Dec-1978	\$60,000	<u>Q</u>				04643/0418

**2025 Land Information**

Land Area: $\approx$ 6,900 sf   $\approx$ 0.15 acres	Frontage and/or View: Canal/River	Seawall: Yes
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Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x115	\$9,000	60.00	FF	1.0918	\$589,572

**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,490	1,490
Floor System	Slab On Grade	Enclosed Porch (EPF)	0	324
Exterior Walls	Concrete Block	Garage (GRF)	0	435
Unit Stories	1	Open Porch (OPF)	0	145
Living Units	1	<b>Total Area SF</b>	<b>1,490</b>	<b>2,394</b>
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	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	48			

Building 1

**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$62.00	248.0	\$15,376	\$14,915	2024

**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="#">2025-3961-MECH</a>	HEAT/AIR	08/18/2025	\$7,500
<a href="#">2023-2429-ROOF</a>	ROOF	10/31/2023	\$12,600
<a href="#">WND-23-00589</a>	DOCK	07/26/2023	\$0
<a href="#">S20230480</a>	SEA WALL	06/21/2023	\$27,000
<a href="#">D&amp;L20230479</a>	DOCK	06/21/2023	\$14,648
<a href="#">BR20230425</a>	MISCELLANEOUS	06/02/2023	\$14,648
<a href="#">128</a>	ROOF	12/16/2015	\$0
<a href="#">97508</a>	DOCK	09/05/1997	\$1,000
<a href="#">P2487197</a>	DOCK	09/02/1997	\$0



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

October 28, 2025

DE CANDIDO, GABRIEL TRE  
DE CANDIDO, PATRICIA H TRE  
DE CANDIDO, GABRIEL A & PATRICIA H TRUST  
12521 FRANK DR N  
SEMINOLE, FL 33776-1717  
Case Number: CE-25-153

**RE Property:** 530 LILLIAN DR      **Parcel #**10-31-15-19980-000-0590

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**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.

**Corrective Action(s):**

Either the property owner and/or 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:  
November 11, 2025

**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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Listed by **Shawn Stanley**   
Brokered by **Stanley Realty Services LLC**



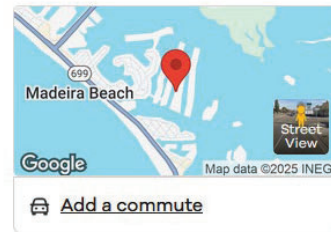
● For rent

[Get moving quotes](#)

**\$4,500** /mo

3 bed 2 bath 1,490 sqft 6,900 sqft lot

**530 Lillian Dr, Madeira Beach, FL 33708**



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530 Lillian Dr, Madeira Beach, FL 33708

Map data ©2025 INEGI  
[Add a commute](#)

### Request a tour

Start by selecting a date, you can provide up to 3 dates.

Tuesday **Oct 28**    Wednesday **Oct 29**    Thursday **Oct 30**    Friday **Oct 31**    [See more dates](#)

### Property details and fees

**Single Family**  
Property type

**2 days ago**  
Last updated

**1960**  
Year built

**Available today**  
Availability

**Pets ok**  
[Learn more](#)

Welcome home to this remodeled 3BR/2BA waterfront bungalow with a 2-car garage, open layout, and tile floors throughout. Features a new kitchen with quartz countertops, a big sunny Florida room overlooking the water, and bright living spaces. Enjoy a brand-new dock, concrete seawall, and a fenced backyard perfect for pets. Experience true Florida waterfront living, just minutes from the beach, dining, and shops. Available for yearly lease. Come see it today!

[Read less](#) ^

[Contact property](#)    [Share this rental](#)

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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

November 13, 2025

DE CANDIDO, GABRIEL TRE  
DE CANDIDO, PATRICIA H TRE  
DE CANDIDO, GABRIEL A & PATRICIA H TRUST  
12521 FRANK DR N  
SEMINOLE, FL 33776-1717  
Case Number: CE-25-153

**RE Property:** 530 LILLIAN DR      **Parcel #**10-31-15-19980-000-0590

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**CERTIFIED NOTICE OF CODE VIOLATION**

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**Ordinance(s):**

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**Violation Detail(s):**

Work without a permit.

**Corrective Action(s):**

Either the property owner and/or 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:  
November 27, 2025

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


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Listed by **Shawn Stanley**   
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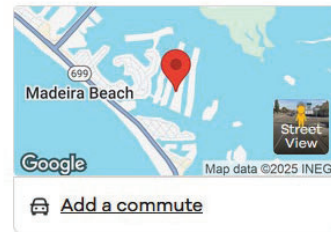
● For rent

[Get moving quotes](#)

**\$4,500** /mo

3 bed 2 bath 1,490 sqft 6,900 sqft lot

**530 Lillian Dr, Madeira Beach, FL 33708**



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530 Lillian Dr, Madeira Beach, FL 33708

Map data ©2025 INEGI  
[Add a commute](#)

### Request a tour

Start by selecting a date, you can provide up to 3 dates.

- Tuesday **Oct 28**
- Wednesday **Oct 29**
- Thursday **Oct 30**
- Friday **Oct 31**
- See more dates

### Property details and fees

- Single Family**  
Property type
- 2 days ago**  
Last updated
- 1960**  
Year built
- Available today**  
Availability
- Pets ok**  
Learn more

Welcome home to this remodeled 3BR/2BA waterfront bungalow with a 2-car garage, open layout, and tile floors throughout. Features a new kitchen with quartz countertops, a big sunny Florida room overlooking the water, and bright living spaces. Enjoy a brand-new dock, concrete seawall, and a fenced backyard perfect for pets. Experience true Florida waterfront living, just minutes from the beach, dining, and shops. Available for yearly lease. Come see it today!

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300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL**



9589 0710 5270 2237 2072 04



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44**  
11/13/2025 ZIP 33708  
043M31233717

US POSTAGE

DE CANDIDO, GABRIEL TRE  
DE CANDIDO, PATRICIA H TRE  
DE CANDIDO, GABRIEL A & PATRICIA H TRUST  
12521 FRANK DR N  
SEMINOLE, FL 33776-1717  
Case Number: CE-25-153

**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:

De Candido, Gabriel Tre  
De Candido, Patricia H Tre  
De Candido, Gabriel A @ Patricia H Tre  
12521 Frank Dr N  
Seminole, FL 33776-1717  
CE-25-153



9590 9402 8374 3156 7178 80

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2072 04

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
*[Signature]*  Addressee

B. Received by (Printed Name) C. Date of Delivery  
*De Candido 11/17*

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
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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-25-153

DE CANDIDO, GABRIEL A TRE  
DE CANDIDO, PATRICIA H TRE  
DE CANDIDO, GABRIEL A & PATRICIA H REV TRUST  
12521 FRANK DR N  
SEMINOLE, FL 33776-1717

Respondents.

**RE Property:** 530 LILLIAN DR

**Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**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 530 LILLIAN DR , Parcel #10-31-15-19980-000-0590 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  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.

CASE NO. CE-25-153

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DE CANDIDO, PATRICIA H TRE  
DE CANDIDO, GABRIEL A & PATRICIA H REV TRUST  
12521 FRANK DR N  
SEMINOLE, FL 33776-1717

Respondents.

**RE Property:** 530 LILLIAN DR

**Parcel # 10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**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. 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.

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*

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**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-25-153

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12521 FRANK DR N  
SEMINOLE, FL 33776-1717

Respondents.

**RE Property:** 530 LILLIAN DR

**Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22<sup>th</sup>** 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.

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<sup>th</sup> day of June, 2026.

*Connor Mecko*

---

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

June 11, 2026 at 4:20:47 PM



