

From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Subject: RE: 14140 E. Parsley Dr.
To: killius11@gmail.com <killius11@gmail.com>
Cc: Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Morris, Andrew <Amorris@madeirabeachfl.gov>
Sent: December 22, 2025 5:55 PM (UTC+00:00)
Attached: 14140 E. Parsley Dr Property Details Pinellas County PropertyAppraiser.pdf

Good afternoon,

The existing duplex can be completely demolished and rebuilt as a new duplex under [sec. 110-96](#) as long as the new structure complies with required front setback, height, parking requirements and floodplain regulations effective at the time of building permit application. There are no time restrictions to rebuild. Be sure to retain documentation showing the property as a duplex to submit with the rebuild permit. I have attached the property card which would be sufficient. I do not see foresee any challenges with being able to permit a new duplex by right at this site.

Linked below is a checklist for new construction permitting. Feel free to schedule a meeting once the plans are being prepared.

<https://madeirabeachfl.gov/documents/permit-checklist-residential-new-construction/>

Best,

Joseph Petraglia, CFM

Planner II

Community Development Department

City of Madeira Beach

727-603-0423

www.madeirabeachfl.gov



From: Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Sent: Monday, December 22, 2025 11:49 AM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Morris, Andrew <Amorris@madeirabeachfl.gov>
Subject: FW: 14140 E. Parsley Dr.

Please see attached below inquiry.

Lisa Scheuermann

Community Engagement Officer

City of Madeira Beach

727-409-3226

www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.

<https://www.mgoconnect.org/auth/login>

or any attachment for any purpose, nor disclose all or any part of the contents to any other person. Thank
you

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 22-Dec-2025)

Parcel Number

10-31-15-34452-231-0070

- Owner Name
TRUSTEE COMPANY TRE
14140 E PARSLEY DR LENDING LAND TRUST
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
14140 E PARSLEY DR
MADEIRA BEACH, FL 33708
- Mailing Address
30725 US HIGHWAY 19 N UNIT 353
PALM HARBOR, FL 34684
- Legal Description
GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 7
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1948

Heated SF	Gross SF	Living Units	Buildings
1,008	1,768	2	1

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
23310/1436	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/22

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$495,000	\$484,000	\$484,000	\$495,000	\$484,000
2023	N	\$440,000	\$440,000	\$440,000	\$440,000	\$440,000
2022	N	\$435,000	\$435,000	\$435,000	\$435,000	\$435,000
2021	N	\$310,300	\$237,328	\$237,328	\$310,300	\$237,328
2020	N	\$288,720	\$215,753	\$215,753	\$288,720	\$215,753

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
23-Sep-2025	\$231,000	<u>U</u>	I	MAYO E TRE	TRUSTEE COMPANY TRE	23310/1436
05-Nov-2024	\$220,000	<u>U</u>	I	MAYO EVAN D TRE	MAYO E TRE	22972/1286
04-Jun-2021	\$280,000	<u>Q</u>	I	T & K SHAURETTE INC	MAYO EVAN D TRUSTEE	21570/2565
01-Apr-2013	\$100	<u>U</u>	I	SHAURETTE THOMAS G	T & K SHAURETTE INC	17947/0833
15-Sep-2009	\$100	<u>U</u>	I	STRAAT THEODORE K	SHAURETTE THOMAS G	16701/0098

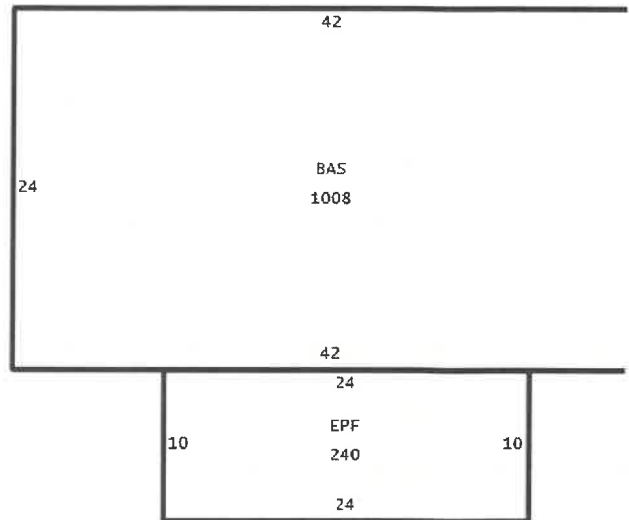
2025 Land Information

Land Area: ≈ 7,074 sf | ≈ 0.16 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	79x85	\$5,200	79.50	FF	.9114	\$376,773

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,008	1,008
Floor System:	Slab On Grade	Detached Utility (DUF):	0	520
Exterior Walls:	Concrete Block	Enclosed Porch (EPF):	0	240
Unit Stories:	1	Total Area SF:	1,008	1,768
Living Units:	2			
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1948			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Unit/Space/Wall/Floor			
Cooling:	None			
Fixtures:	6			
Effective Age:	47			



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
P3872	PLUMBING	07/19/2019	\$1,500
1011	ROOF	10/17/2016	\$7,000