



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 15-Sep-2026)

Parcel Number
10-31-15-19962-000-0600

- Owner Name
VO, BRENDA
VO, HOANG K
- Property Use
0110 Single Family Home
- Site Address
551 CRYSTAL DR
MADEIRA BEACH, FL 33708
- Mailing Address
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363
- Legal Description
CRYSTAL ISLAND LOT 60
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1960

Living SF	Gross SF	Living Units	Buildings
2,436	2,955	1	1

Parcel MapPowered 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
19423/1017	\$1,057,700	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	46/26

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
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Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$895,317	\$565,534	\$514,123	\$540,534	\$514,123

Value History

Year	Homestead Exemption	Just/ Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	Y	\$586,734	\$444,681	\$393,959	\$419,681	\$393,959
2024	Y	\$1,036,265	\$535,147	\$485,147	\$510,147	\$485,147
2023	Y	\$1,035,322	\$519,560	\$469,560	\$494,560	\$469,560
2022	Y	\$1,022,592	\$492,727	\$442,727	\$467,727	\$442,727
2021	Y	\$783,012	\$478,376	\$428,376	\$453,376	\$428,376

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
18-Nov-2016	\$559,000	Q	I	NORBERG KYLE	VO BRENDA	19423/1017
18-May-2004	\$505,000	Q	I	HARBOLD CHARLES H JR	HANDCOCK, THOMAS	13579/0981
05-Jun-2000	\$285,000	Q	I	COOKSON DONALD D	HARBOLD, CHARLES H JR	10933/0426
12-Aug-1993	\$99,000	U	I	FASHNER MICHAEL	COOKSON, DONALD D.	08367/1752
30-Jun-1986	\$95,000	Q				06240/1176

2026 Land Information

Land Area: $\approx$ 7,148 sf | $\approx$ 0.16 acres Frontage and/or View: Canal/River Seawall: Yes

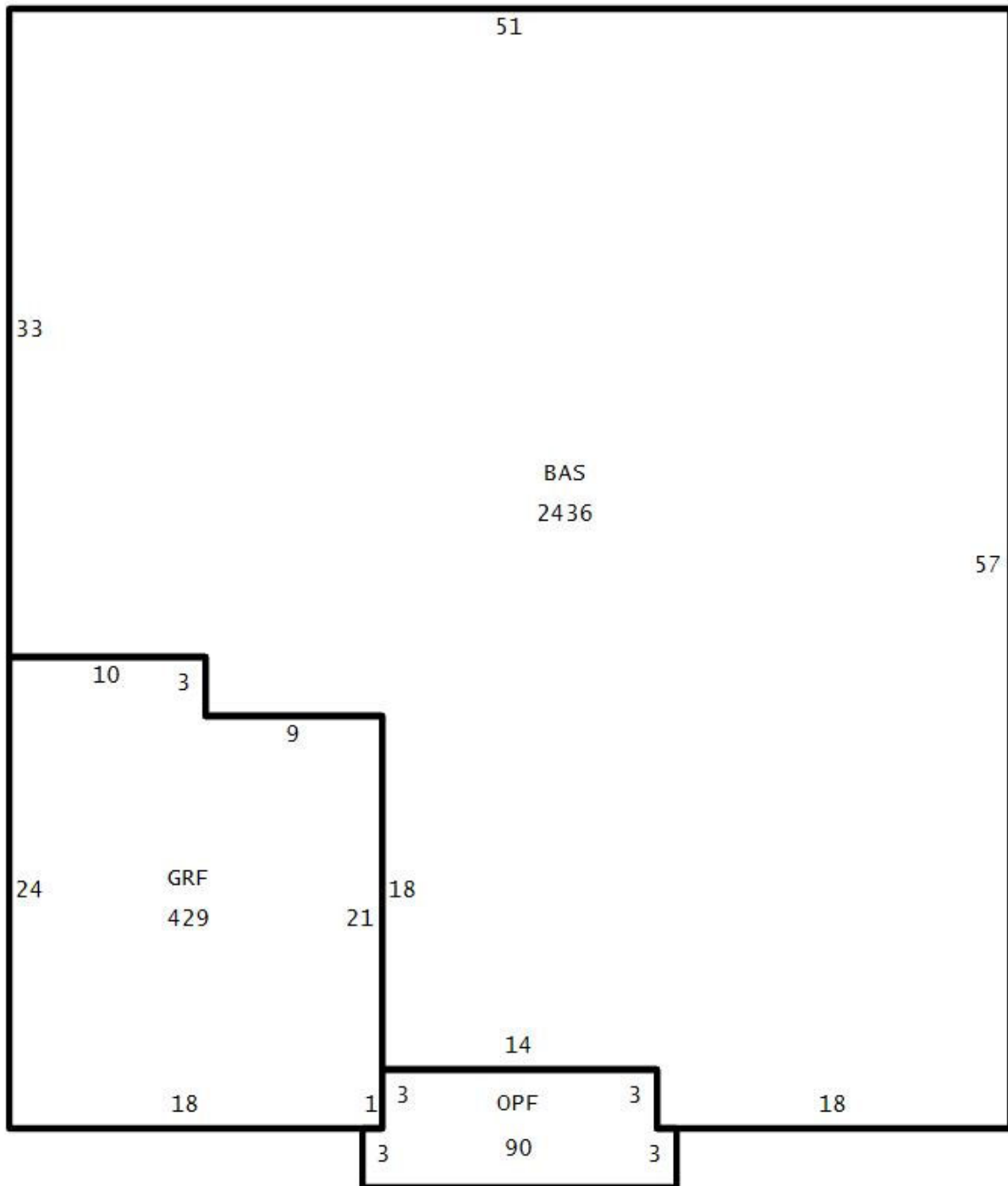
Property	Land	Unit	Units	Method	Total	Adjusted
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Use	Dimensions	Value			Adjustments	Value
Single Family	65x110	\$8,800	65.00	FF	1.0608	\$606,778

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	2,436	2,436
Floor System:	Slab On Grade	Garage (GRF):	0	429
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0	90
Unit Stories:	1	Total Area SF:	2,436	2,955
Living Units:	1			
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:	Upgrade			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	9			
Effective Age:	28			

2026 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$17,000.00	1	\$17,000	\$13,090	2017
BT LFT/DAV	\$4,000.00	1	\$4,000	\$1,600	1970
DOCK	\$62.00	384.0	\$23,808	\$9,523	2000
FIREPLACE	\$11,000.00	1	\$11,000	\$5,280	1994
PATIO/DECK	\$28.00	328.0	\$9,184	\$3,674	1999
STM/SEC SH	0.00	1	\$0	\$0	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
DRVWY20230007	CONC PAVE/DRIVEWAY	01/03/2023	\$6,545
BR20210600	ADDITION/REMODEL/ RENOVATION	06/24/2021	\$15,000
E1836	MISCELLANEOUS	08/11/2017	\$1,400
D1704	BOAT LIFT/DAVIT	06/26/2017	\$10,500
P47099-17	BOAT LIFT/DAVIT	06/21/2017	\$10,500
205100012	ROOF	01/08/2015	\$9,750
PER-H-CW08-01756	ROOF	09/18/2008	\$1,400
PER-H-CB222429	ROOF	09/11/2000	\$2,100
P2878000	DOCK	08/23/2000	\$0
PER-H-CB219124	DOCK	07/11/2000	\$8,000

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX***Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*Pay online at pinellastaxcollector.gov

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$6288.75				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115202		MB

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363PARCEL NO.: 10/31/15/19962/000/0600
SITE ADDRESS: 551 CRYSTAL DR, MADEIRA BEACH
PLAT: 46 PAGE: 26
LEGAL:
CRYSTAL ISLAND
LOT 60**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	444,681	50,722	393,959	1,789.48
HEALTH DEPARTMENT	0.0713	444,681	50,722	393,959	28.09
EMS	0.8050	444,681	50,722	393,959	317.14
SCHOOL-STATE LAW	3.0450	444,681	25,000	419,681	1,277.93
SCHOOL-LOCAL BD.	3.2480	444,681	25,000	419,681	1,363.12
MADEIRA BEACH	2.7500	444,681	50,722	393,959	1,083.39
SW FLA WTR MGMT.	0.1831	444,681	50,722	393,959	72.13
PINELLAS COUNTY PLN.CNCL.	0.0175	444,681	50,722	393,959	6.89
JUVENILE WELFARE BOARD	0.8250	444,681	50,722	393,959	325.02
SUNCOAST TRANSIT AUTHORITY	0.7300	444,681	50,722	393,959	287.59
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$6,550.78

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$6,550.78
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX***Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*Pay online at pinellastaxcollector.gov

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LEGAL:
CRYSTAL ISLAND
LOT 60



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MAY 4, 2026

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363
Case Number: CE-26-71

RE Property: 551 CRYSTAL DR

Parcel # 10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

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. Interior remodel for sale.

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:
MAY 18, 2026

City of Madeira Beach
Building Department
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 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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\$1,299,000

551 Crystal Dr, Madeira Beach, FL 33708

3
beds

3
baths

2,436
sqft

Est.: \$8,710/mo [Get pre-qualified](#)

Single Family Residence

Built in 1960

7,148 Square Feet Lot

\$1,274,400 Zestimate®

\$533/sqft

\$-- HOA

[Request a tour](#)
as early as today at 1:00 pm

[Contact agent](#)

What's special

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What's special

SAILBOAT WATER SPACIOUS WATERFRONT HOME TRUE SAILBOAT WATER ACCESS OPEN AND AIRY LAYOUT
FORMAL DINING ROOM

Request a tour
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Sailboat water and over 2,400 square feet of living space in desirable Madeira Beach! This spacious waterfront home features three full bedrooms, each with its own private ensuite bathroom, and a desirable split floor plan for added privacy. The primary suite offers a walk-in closet and beautiful water views, creating a relaxing retreat. The open and airy layout is perfect for entertaining, with floor-to-ceiling water views from all main living areas, allowing you to enjoy the waterfront lifestyle from nearly every room. A formal dining room showcases a unique built-in stone dining table with seating for up to 12—ideal for hosting family gatherings and special occasions. Step outside and take advantage of true sailboat water access, complete with a 20,000-pound boat lift included, making this property perfect for boating enthusiasts. Enjoy the best of Florida waterfront living with space, comfort, and direct access to the open water. AC 2025 and Roof 2015.

^ Hide

6 days on Zillow | 246 views | 14 saves | Likely to sell faster than 88% nearby

Zillow last checked: 3 hours ago

Listing updated: April 28, 2026 at 03:53am

Also listed on [Stellar MLS](#)

Listing Provided by: Debbie Jackson 727-743-4083, ACTION REALTY OF TAMPA BAY INC 727-743-4083

Source: Stellar MLS, MLS#: TB8500772  StellarMLS Originating MLS: Suncoast Tampa

 StellarMLS

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\$1,299,000

3 bd 3 ba 2,436 sqft

551 Crystal Dr
Madeira Beach, FL 33708

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MAY 27, 2026

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363
Case Number: CE-26-71

RE Property: 551 CRYSTAL DR

Parcel # 10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

NOTICE OF CODE VIOLATION

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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:

JUNE 10, 2026

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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📊 **\$533/sqft**

👤 **\$--** HOA

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300 Municipal Drive
Madeira Beach, Florida 33708

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FIRST-CLASS MAIL
IMI

\$010.44⁰

05/26/2026 ZIP 33708
043M31233717

US POSTAGE

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363
Case Number: CE-26-71

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-71

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363

Respondents.

RE Property: 551 CRYSTAL DR

Parcel #10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

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 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.

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-71

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363

Respondents.

RE Property: 551 CRYSTAL DR

Parcel #10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September**, **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.

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 15th day of September, 2026.

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-71

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363

Respondents.

RE Property: 551 CRYSTAL DR

Parcel #10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

AFFIDAVIT OF SERVICE

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 551 CRYSTAL DR, Parcel #10-31-15-19962-000-0600 the City of Madeira Beach.

On the 15 day of September, 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 15th day of September, 2026, by Connor Mecko, 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*



September 15, 2026 at 4:27:21 PM



September 15, 2026 at 3:42:17 PM

