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**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Code Enforcement Lien, Case # 07-128-CEB, Request for Reduction of Penalty – Antone & Karen Pavao (previous owners) & SCJ Inv. LLC / Astor Farms Trust (current owners)

**DEPARTMENT:** Planning and Development      **DIVISION:** Planning

**AUTHORIZED BY:** Dori DeBord      **CONTACT:** Carolyn Jane Spencer      **EXT:** 7403

**MOTION/RECOMMENDATION:**

(A) Approve a reduction to the Code Enforcement Board lien from \$89,750.00 to \$47,797.07 which represents a 50% reduction of the total lien plus administrative costs of \$2,922.07 for Case # 07-128-CEB on the property located at 1670 Astor Farms Place, Sanford – Antone & Karen Pavao (previous owners) & SCJ Inv, LLC & Astor Farms Trust (current owners), and require these costs to be paid within 60 days or the lien will revert to its original amount (\$89,750.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien (Staff Recommendation); or

(B) Approve a reduction to the Code Enforcement Board lien which totals \$89,750.00 to an amount set by the Board of County Commissioners for Case # 07-128-CEB on the property located at 1670 Astor Farms Place, Sanford - Antone & Karen Pavao (previous owners) & SCJ Inv, LLC & Astor Farms Trust (current owners), and require this reduced amount to be paid within 60 days or the lien will revert to its original amount (\$89,750.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or

(C) Approve the request to waive the Code Enforcement Board lien which totals \$89,750.00 for Case # 07-128-CEB on the property located at 1670 Astor Farms Place, Sanford - Antone & Karen Pavao (previous owners) & SCJ Inv, LLC & Astor Farms Trust (current owners), and authorize the Chairman to execute the Satisfaction of Lien; or

(D) Deny a reduction to the Code Enforcement Board lien in the amount of \$89,750.00 for Case # 07-128-CEB on the property located at 1670 Astor Farms Place, Sanford - Antone & Karen Pavao (previous owners) & SCJ Inv, LLC & Astor Farms Trust (current owners), and require this amount to be paid within 60 days and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien.

District 5 Brenda Carey

Tina Williamson

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**BACKGROUND:**

In accordance with Section 3.20 of the Seminole County Administrative Code, the Deputy County Manager requests that the following lien reduction request be processed.

In response to a complaint, on September 13, 2007, the Code Enforcement Officer observed the following violations located at 1670 Astor Farms Place, Sanford: Stagnant or foul water in a swimming or wading pool and swimming pool not secured according to code in violation of

Seminole County Code Section 95.4, as defined in Section 95. 3 (n) and (o).

The timeline on these violations is below:

<b>DATE</b>	<b>ACTION</b>	<b>RESULT</b>
October 11, 2007	Statement of Violation and Request for Hearing issued by Code Enforcement Officer.	Respondents were sent a notice for an October 25, 2008 hearing concerning the violations.  Certified mail receipt signed by Antone Pavao received by County.
October 25, 2007	Code Board Hearing – Findings of Fact, Conclusions of Law and Order.	CEB found the Respondents in violation and set a compliance date of November 2, 2007 with a fine of \$250.00 per day if violations are not corrected by compliance date.  Certified mail receipt signed by Karen Pavao returned to Clerk dated November 13, 2007 for letter enclosing Order.
November 5, 2007	Affidavit of Non-Compliance filed by the Code Enforcement Officer after reinspection on November 5, 2007.	Violations remain.  Certified mail receipt signed by Karen Pavao returned to Clerk dated November 23, 2007 for letter enclosing Affidavit of Non-Compliance and Notice of Hearing to impose lien.
December 19, 2007	Warranty Deed recorded	Name of owner changed to Astor Farms Trust with Shastine Pavao as trustee and SCJ Inv., LLC
February 19, 2008	Letter with all documents relating to Code Enforcement matter sent to new owners with Notice of Hearing	Certified mail receipt signed by Karen Pavao returned to Clerk.
June 26, 2008	Code Board Hearing – Order Finding Compliance and Imposing Fine/Lien	Order entered by the Code Enforcement Board imposing a lien of \$59,250.00 with fine continuing to accrue at \$250.00 per day until compliance is obtained.  Certified mail was returned. Regular mail was not returned.
October 27, 2008	Affidavit of Compliance filed by the Code Enforcement Officer after reinspection on October 27, 2008	Violations corrected. Lien totals \$89,750.00 for 359 days of non-compliance.
October 28, 2008	Request for Reduction received	

The Board considers the individual facts of each case when determining whether to reduce a lien. In addition, the Board adopted the following guidelines on February 9, 1999 to use when considering lien reductions:

1. If an individual has acquired a property in which the lien was recorded and the individual bought the property with this knowledge, a waiver or reduction in lien should not be granted. In such cases, the lien should have been considered in reaching a purchase price.

2. If a lien is not considered when a title insurance policy is issued, a reduction of the lien to provide relief to a title insurer should not be granted. To do so would place the County in the position of indemnifying an insurance company against its losses, which are reflected in premium charges.

3. If a lien has previously been reduced, and another request is received for a lien reduction, whether from the original property owner or new owner, a reduction or waiver should not be granted. If the BCC grants relief to a violator, its action should be final and conclusive.

4. When considering a request and in developing a recommendation to the BCC, staff should evaluate the amount of the lien compared to the value of the property and the actions the violator did or did not take in attempting to resolve the code violation. Per the Property Appraiser information, the assessed value of the property is **\$377,040.00**. The lien totals **\$89,750.00**.

5. When liens are satisfied as a result of either full payment or reduced/eliminated payment as directed by the BCC, the lien satisfaction instrument will be provided to the property owner who shall be responsible for recording the instrument in the land records.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Board reduce the amount of the lien in the amount of \$89,750.00.00 to \$44,875.00 (50% reduction of the total lien amount) plus the administrative costs of \$2,922.07 for a total of \$47,797.07 for the property located at 1670 Astor Farms Place, Sanford, based on the following facts:

1) Based on established Planning procedures, the number of violations, two, the nature of the violation, an unsecured pool, and the amount of time in non-compliance, 359 days, would warrant a 50% reduction of lien.

Staff further recommends that this amount, \$47,797.07, be paid within 60 days or the lien will revert to its original amount (\$89,750.00) and upon payment in full authorize the Chairman to execute the Satisfaction of Lien.

#### **ATTACHMENTS:**

1. Statement of Violation
2. Corrected NOH
3. Findings of Fact
4. Affidavit of Non-Compliance
5. Order imposing Lien
6. Affidavit of Compliance
7. Request for Reduction
8. Property Appraiser Data
9. Property Appraiser Data
10. Estimate of Costs SCSO

- 11. Estimate of Costs - Planning & SCSO
- 12. Satisfaction of Lien

<b>Additionally Reviewed By:</b> <input checked="" type="checkbox"/> County Attorney Review ( Melissa Clarke )
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CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CEB NO. 07-<sup>128</sup>-CEB

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Statute Chapter 162, and Chapter 53 Seminole County Code, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: **Seminole County Code, Chapter 95  
Section 95.4 as defined Section 95.3 (o)** (n)

LOCATION/ADDRESS WHERE VIOLATION EXISTS: **13-19-29-5DT-0000-0180  
1670 Astor Farms Pl., Sanford  
Seminole County**

Commissioner's District: **5**  
Sheriff's District: **3**

NAME AND ADDRESS OF OWNER: **Antone & Karen Pavao  
435 Bushee Rd.  
Swansea, MA 02777**

DESCRIPTION OF VIOLATION: *Stagnant/foul water in swimming pool.*  
**Swimming pool not enclosed with a barrier according to code.**

DATE VIOLATION FIRST OBSERVED: **September 13, 2007**  
DATE 1<sup>st</sup> NOTICE OF VIOLATION: **September 14, 2007**  
DATE VIOLATION TO BE CORRECTED: **September 28, 2007**  
DATE OF REINSPECTION: **October 10, 2007**  
INSPECTION RESULTS: *Stagnant/foul water in pool* **Pool not secured with barrier according to code still exists on the subject property.**

Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that the above described violation continues to exist, that attempts to secure compliance with the Code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for a public hearing.

DATED THIS 11<sup>th</sup> DAY OF October, 2007

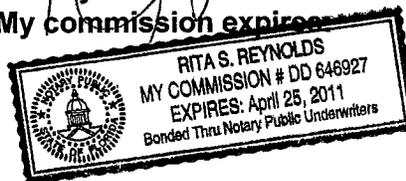
*Deborah Leigh*  
\_\_\_\_\_  
**Deborah Leigh, Senior Code Enforcement Officer**

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October by Deborah Leigh, who is personally known to me.

*Rita S. Reynolds*  
\_\_\_\_\_  
**Notary Public in and for the  
County and State Aforementioned  
My commission expires**

CAFÉ REPORT #: 2007CE005158



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political subdivision  
of the State of Florida,

128 CRD  
CASE NO - 07-129-CEB

Petitioner,

vs.

ANTONE & KAREN PAVAO  
PARCEL I.D. NO - 13-19-29-5DT-0000-0180

Respondents.



**NOTICE OF HEARING**

To: ANTONE & KAREN PAVAO  
435 BUSHEE ROAD  
SWANSEA, MA 02777

**NOTICE** is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at **1:30 PM**, or as soon thereafter as possible, at its regular meeting on **THURSDAY, the 25th day of OCTOBER 2007**, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property. Specifically:

- 1) **STAGNANT OR FOUL WATER IN A SWIMMING OR WADING POOL**
- 2) **SWIMMING POOL NOT COMPLETELY ENCLOSED BY PERMANENT FENCING -  
(Swimming pool not enclosed with a barrier according to Code)**

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE PLANNING/CODE ENFORCEMENT BOARD OFFICE AT (407) 665-7403.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, PER SECTION 285.0105.

DATED this 12th day of October 2007.

Jane Spencer  
Clerk to the Code Enforcement Board  
Seminole County, Florida

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida,

CASE NO. 07-128-CEB

**CERTIFIED COPY**

Petitioner,  
vs.

CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL

**ANTONE AND KAREN PAVAO**  
PARCEL I.D. NO - 13-19-29-5DT-0000-0180

BY: *Jane Spencer*  
DATE: 10/31/07

Respondents.

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 07-128-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 13-19-29-5DT-0000-0180) located at 1670 Astor Farms Place, Sanford, located in Seminole County and legally described as follows:

LOT 18 PRESERVE AT ASTOR FARMS PH 1 PB 60 PGS 1 THRU 4

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n) and (o).

**It is hereby ordered that Violation (o), Number 2, presents a serious threat to the public health, safety, and welfare of the citizens.**

It is hereby ordered that the Respondents shall correct the violations on or before November 2, 2007. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE OR TREAT THE STAGNANT OR FOUL WATER IN A SWIMMING OR WADING POOL
- 2) SECURE POOL WITH BARRIER ACCORDING TO CODE

If the Respondents do not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violations continue or are repeated after compliance past November 2, 2007.

The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

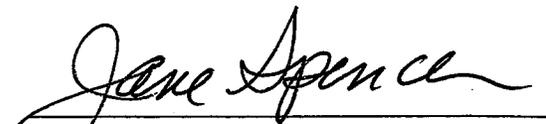
**DONE AND ORDERED** this 25th day of October 2007, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
\_\_\_\_\_  
TOM HAGOOD, CHAIR

STATE OF FLORIDA            )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 25th day of October 2007, by Tom Hagood, who is personally known to me.

  
\_\_\_\_\_  
Jane Spencer  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires



Jane Spencer  
Commission #DD299304  
Expires: March 19, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

BK 07023 Pgs 1517 - 1518; (2pgs)  
CLERK'S # 2008077063  
RECORDED 07/03/2008 11:16:52 AM  
RECORDING FEES 18.50  
RECORDED BY G Harford  
**CASE NO. 07-128-CEB**

**SEMINOLE COUNTY, a political  
subdivision of the State of Florida,**

Petitioner,

vs.

**ASTOR FARMS TRUST &  
SCJ INV LLC TRUSTEE, NEW OWNER &  
ANTONE & KAREN PAVAO, FORMER OWNERS  
PARCEL I.D. NO - 13-19-29-5DT-0000-0180**

Respondents.

\_\_\_\_\_ /

**CERTIFIED COPY**

CLERK OF THE

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL**

BY: [Signature]  
DATE: 7-8-08

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents are the owners of record of the property (Tax Parcel ID # 13-19-29-5DT-0000-0180) located at 1670 Astor Farms Place, Sanford, located in Seminole County and legally described as follows:

**LOT 18 PRESERVE AT ASTOR  
FARMS PH 1 PB 60 PGS 1 THRU 4**

This case came on for public hearing before the Code Enforcement Board of Seminole County on October 25, 2007, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n) and (o) and that Violation (o) constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by November 2, 2007.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on November 5, 2007.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated October 25, 2007, the Board orders that a lien

RETURN TO SANDY MCCANN

ASTOR FARMS TRUST & SCJ INV LLC TRUSTEE, NEW OWNER  
& ANTONE & KAREN PAVAO, FORMER OWNERS

in the amount of **\$59,250.00** for 237 days of non-compliance at \$250.00 per day, from November 3, 2007 through and including June 26, 2008, be imposed; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past June 26, 2008.

This Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** against the land on which the violations exist and upon any other real or personal property owned by the Respondents.

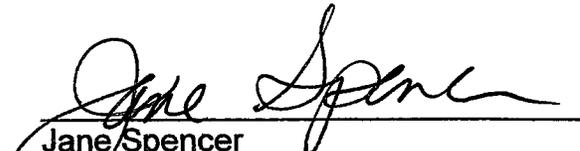
**DONE AND ORDERED** this 26th day of June 2008, in Seminole County, Florida.

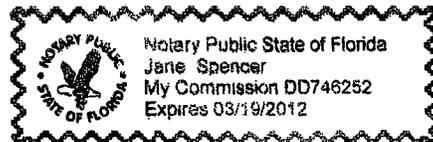
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
\_\_\_\_\_  
TOM HAGOOD, CHAIR

STATE OF FLORIDA            )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 26th day of June 2008, by Tom Hagood, who is personally known to me.

  
\_\_\_\_\_  
Jane Spencer  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida

Case No. **07-128-CEB**

Petitioner,  
vs.

**ASTOR FARMS TRUST &  
SCJ INV LLC TRUSTEE, NEW OWNER &  
ANTONE & KAREN PAVAO, FORMER OWNERS  
PARCEL I.D. NO – 13-19-29-5DT-0000-0180**

Respondent.  
\_\_\_\_\_ /

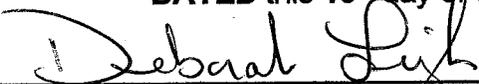
**AFFIDAVIT OF COMPLIANCE**

BEFORE ME, the undersigned authority, personally appeared **Deborah Leigh**, Senior Code Enforcement Officer, Seminole County Sheriff's Office, who, after being duly sworn, deposes and says:

1. That on **October 25, 2007**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **November 2, 2007**.
3. That a re-inspection was performed and the Respondent was in compliance on **October 27, 2008**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the **pool has been secured and the stagnant/foul water has been removed..**

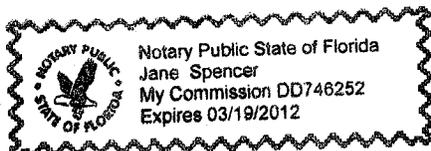
**FURTHER AFFIANT SAYETH NOT.**

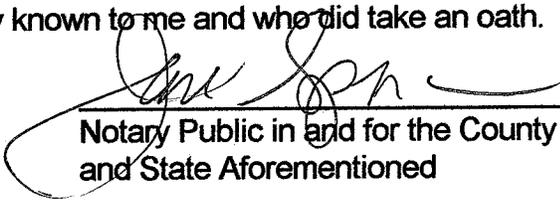
**DATED** this **10<sup>th</sup>** day of **October 2008**

  
\_\_\_\_\_  
Deborah Leigh, Senior Code Enforcement Officer

STATE OF **FLORIDA**)  
COUNTY OF **SEMINOLE**)

The foregoing instrument was acknowledged before me this **27<sup>th</sup>** day of **October 2008**, by **Deborah Leigh**, who is personally known to me and who did take an oath.



  
\_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned

SEMINOLE COUNTY  
CODE ENFORCEMENT BOARD  
CASE NO. 07-128-CEB

**REQUEST FOR REDUCTION OF PENALTY**

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH

INSTRUCTIONS: Please fill in both sides of this form completely. Be specific when writing your statement. Please return this form to the Clerk to the Code Enforcement Board. The REQUEST FOR REDUCTION OF PENALTY will then be presented to the Board of County Commissioners at their next regularly-scheduled hearing, or as soon thereafter as possible, and you will be notified in writing of the Board's decision within 10 days after the hearing. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a doctor's statement or proof of income). If you have any questions, please call the Clerk at (407) 665-7403.

Property Owner's Name: Antonio PAVAO (Beneficial Interest)  
*Jps Investments Group Inc. Trustee*

Property Address: 1670 Aster Farms Place  
JANtold FL

Phone number(s) where you can be reached during the day: 321 299 6100

Is the property now in compliance? YES  NO   
(If No, explain in detail) \_\_\_\_\_

Are you claiming a financial hardship? YES  NO

Are you claiming a medical hardship? YES  NO

If the property owner is unable to complete this form, list the name of the person who is legally authorized to act for the property owner and his/her relationship to the property owner:

Name: Brother John PAVAO

Relationship: Brother

I, JOHN PARAO, do hereby submit this REQUEST FOR REDUCTION OF PENALTY to request a reduction in the total amount of penalty imposed and in support offer the following statement:

This property HAS bin in foreclosure for over 1 year.

My Brother WAS SPOSE to move into this property but unfortunately he had problems and never could move into it.

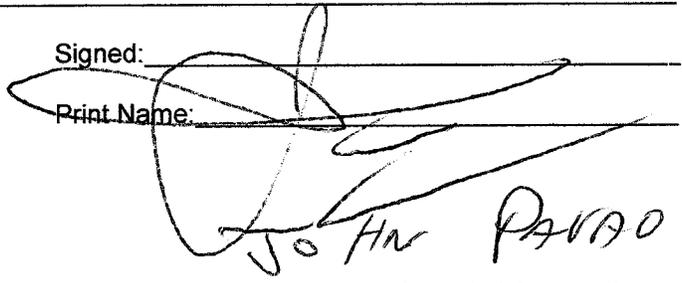
He HAS lost over 8,000 of his own money and lost his and his wifes credit.

The Bank is LOOSING over 50% of there investment.

We Have thide to comply The property is Presently in Compliance.

If Property Gets Foreclosed on Sanford Gets No Money and House will stay VACANT with AN Ugly Pool

Date: 10-28-08

Signed:   
Print Name: JOHN PARAO

STATE OF FLORIDA  
COUNTY OF SEMINOLE

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, \_\_\_\_\_, who after first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced us passport as identification and did take an oath.

Date: 10-28-08

Notary Public  
My commission expires  2/18/2012  
PATRICIA JOHNSON  
Comm# DD0759006  
Florida Notary Assn., Inc

Patricia Johnson

RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:  
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT  
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468

**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY FL.  
 1101 E. FIRST ST  
 SANFORD, FL 32771-1468  
 407-665-7508



TRACT D-2

ASTOR FARMS PL

134	20	79	201
133	19	80	200
132	18	81	199
131	17	82	198
130	16	83	197
		84	196

**GENERAL**

Parcel Id: 13-19-29-5DT-0000-0180  
 Owner: PAVAO ANTONE & KAREN  
 Mailing Address: 435 BUSHEE RD  
 City,State,ZipCode: SWANSEA MA 02777  
 Property Address: 1670 ASTOR FARMS PL SANFORD 32771  
 Subdivision Name: PRESERVE AT ASTOR FARMS PH 1  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Dor: 01-SINGLE FAMILY

**2007 WORKING VALUE SUMMARY**

Value Method: Market  
 Number of Buildings: 1  
 Depreciated Bldg Value: \$324,263  
 Depreciated EXFT Value: \$0  
 Land Value (Market): \$85,000  
 Land Value Ag: \$0  
 Just/Market Value: \$409,263  
 Assessed Value (SOH): \$409,263  
 Exempt Value: \$0  
 Taxable Value: \$409,263

Tax Estimator  
 Tax Reform Analysis  
 2007 Notice of Proposed Property Tax

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	02/2007	06618	0915	\$680,000	Improved	Yes
WARRANTY DEED	01/2007	06618	0913	\$100	Improved	No
WARRANTY DEED	03/2007	06613	0927	\$100	Improved	No
SPECIAL WARRANTY DEED	06/2004	05393	1701	\$374,400	Improved	Yes

Find Comparable Sales within this Subdivision

**2006 VALUE SUMMARY**

Tax Amount(without SOH): \$5,282  
 2006 Tax Bill Amount: \$5,282  
 Save Our Homes (SOH) Savings: \$0  
 2006 Taxable Value: \$327,776  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	85,000.00	\$85,000

**LEGAL DESCRIPTION**

PLATS:

LOT 18 PRESERVE AT ASTOR FARMS PH 1  
 PB 60 PGS 1 THRU 4

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Blt	Fixtures*	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	2004	15	2,586	3,985	3,218	CB/STUCCO FINISH	\$324,263	\$329,201
	Appendage / Sqft		OPEN PORCH FINISHED / 180						
	Appendage / Sqft		GARAGE FINISHED / 545						
	Appendage / Sqft		OPEN PORCH FINISHED / 42						
	Appendage / Sqft		UPPER STORY FINISHED / 632						

**NOTE:** Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

**Permits**

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																																														
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 13-19-29-5DT-0000-0180                  Owner: SCJ INV LLC TRUSTEE                  Own/Addr: FBO                  Mailing Address: PO BOX 372                  City,State,ZipCode: WINDERMERE FL 34786                  Property Address: 1670 ASTOR FARMS PL SANFORD 32771                  Subdivision Name: PRESERVE AT ASTOR FARMS PH 1                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions:                  Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$290,550</td> <td style="text-align: center;">\$292,040</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$85,000</td> <td style="text-align: center;">\$85,000</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$375,550</td> <td style="text-align: center;">\$377,040</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;"><b>Assessed Value (SOH)</b></td> <td style="text-align: center;"><b>\$375,550</b></td> <td style="text-align: center;"><b>\$377,040</b></td> </tr> </tbody> </table> <p style="text-align: center;"><b>Tax Estimator</b></p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$290,550	\$292,040	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$85,000	\$85,000	Land Value Ag	\$0	\$0	Just/Market Value	\$375,550	\$377,040	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$375,550</b>	<b>\$377,040</b>																											
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**Estimate of Costs**  
**CEB Case # 07-128-CEB**  
**ANTONE & KAREN PAVAO/ASTOR FARMS TRUST**

<b><u>Postage</u></b>				
Regular	16	\$ .41	\$ 6.56	
Certified	16	\$ 5.32	\$85.12	
				<b>\$91.68</b>
<b><u>Processing Time for Code Enforcement and BCC Action</u></b>				
<b>Code Board Secretary</b>	12 hours	\$ 35.00		
<b>Code Board Attorney</b>	1 hour	\$150.00		
<b>Planning Manager's Review</b>	8 hour	\$ 75.00		
<b>Planning and Development Director's Review</b>	2 hour	\$ 90.00		
<b>Deputy County Manager's Review</b>	8 hour	\$105.00		
<b>County Attorney's Review</b>	2 hour	\$150.00		
				<b>\$2,490.00</b>
<b>Other associated costs not captured:</b>				
<b>Fleet expense, Phone expense, Utilities, Computer Support</b>				
<b>Costs for Recording Documents -</b>				
<b># of first page docs - 4 # of additional page docs - 2</b>				
(\$10.00 first page, \$8.50 each additional page)				<b>\$57.00</b>
<b><u>ESTIMATED COST FOR PROCESSING CASE # 07-128-CEB</u></b> <b><u>By the Planning Division</u></b>				<b>\$2,638.68</b>
<b><u>ESTIMATED COST FOR PROCESSING CASE # 07-128-CEB</u></b> <b><u>By the Seminole County Sheriff's Office</u></b>				<b>\$283.39</b>
<b><u>TOTAL COST FOR PROCESSING CASE # 07-128-CEB</u></b>				<b>\$2,922.07</b>

**SATISFACTION OF LIEN  
AS TO PARTICULAR PARCEL**

**THIS** instrument disclaims and releases the fine imposed by the Order Finding Non-Compliance and Imposing Fine/Lien, issued by the Seminole County Code Enforcement Board in Case No. 07-128-CEB, filed against ASTOR FARMS TRUST AND SCJ INV LLC, NEW OWNER AND ANTONE & KAREN PAVAO, FORMER OWNERS and filed by and on behalf of Seminole County, on June 26, 2008, and recorded in Official Records Book 07023, Pages 1517 - 1518, of the Public Records of Seminole County, Florida, against the following described real property:

LOT 18 PRESERVE AT ASTOR FARMS PH 1  
PB 60 PGS 1 THRU 4

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

By: \_\_\_\_\_  
BRENDA CAREY, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.  
Approved as to form and  
legal sufficiency.

As authorized for execution by the  
Board of County Commissioners at their  
December 9, 2008 regular meeting.

\_\_\_\_\_  
County Attorney