



Property Information

Request Information

Update Information

File#:	BF-X01611-1688980178	Requested Date:	04/06/2024	Update Requested:
Owner:	SEAN YODER	Branch:		Requested By:
Address 1:	24701 LAUREL RIDGE DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	LUTZ, FL	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Pasco County Department of Zoning there are no Code Violation cases on this property.
Collector: Pasco County Building Department
Payable Address: 8731 Citizen Dr. New Port Richey, FL 34654
Business # (727) 847-8126

PERMITS Per Pasco County Department of Building there are no Open/Pending/Expired Permit on this property
Collector: Pasco County Building Department
Payable Address: 8731 Citizen Dr. New Port Richey, FL 34654
Business # (727) 847-8126

SPECIAL ASSESSMENTS Per Pasco County Treasurer's Office there are no Special Assessments/liens on the property.
Collector: Pasco County Tax Collector
Payable Address: Post Office Box 276 Dade City, Florida 33526
Business # (727) 847-8165

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER & SEWER
Account #: 71082742
Payment Status: Paid
Status: Pvt & Liable.
Amount Due: \$0.00
Good Thru: 9/14/2024
Account Active: YES
Collector: FGUA
Payable Address: 6915 Perrine Ranch Road New Port Richey, Florida 34655
Business # 727-372-0115

GARBAGE:
Garbage bills are included in the real estate property taxes

Parcel ID

Classification

00100-Single Family

Mailing Address

YODER SEAN & ANDREA
22728 ARBORGLEN CT
LUTZ, FL 33549-8727

Physical Address

24701 LAUREL RIDGE DRIVE, LUTZ, FL 33559

Legal Description (First 200 characters)

[See Plat for this Subdivision](#)

OAK GROVE PHASE 1A PB 33 PGS 75-80 LOT 20 OR
5671 PG 1642

Jurisdiction

[PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS](#)

Community Dev District

N/A

Community Redevelopment Area

N/A

Property Value

Just Value	\$381,754
Ag Land	\$0
Land	\$62,507
Building	\$310,299
Extra Features	\$8,948

	Non-School	School
Assessed	\$329,260	\$381,754
Homestead Exemption	-\$0	-\$0
Additional Exemptions	-\$0	-\$0
Taxable Value	\$329,260	\$381,754

Warning: A significant taxable value increase may occur when sold.
Click [here](#) for details and info. regarding the posting of exemptions.

Land Detail (Card: 1 of 1)

Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	0100R	SFR	LP2-1	0PUD	6600.000	SF	\$9.35	1.00	\$61,710
2	0100R	SFR	LP2-2	0PUD	1307.000	SF	\$0.61	1.00	\$797

Additional Land Information

Acres	Tax Area	FEMA Code	Subsidence Activity	Neighborhood Code(s)
0.18	UF	Multiple Zones	None Reported	CPRN

[View Sketch](#) **Building Information - Use 0100-Single Family Residential (Card: 1 of 1)**

Year Built	2000	Stories	2.0
Exterior Wall 1	Above Average	Exterior Wall 2	Concrete Block Stucco
Roof Structure	Gable or Hip	Roof Cover	Asphalt or Composition Shingle
Interior Wall 1	Drywall	Interior Wall 2	None
Flooring 1	Sheet Vinyl	Flooring 2	Carpet
Fuel	Electric	Heat	Forced Air - Ducted
A/C	Central	Baths	2.5

Line	Code	Description	Sq. Feet	Value
1	FUS02	FINISHED UPPER STORY	920	\$114,394
2	FSP01	FINISHED SCREENED PORCH	132	\$6,355
3	BAS01	LIVING AREA	1,145	\$158,189
4	FOA01	FINISHED OPEN ALUM PORCH	300	\$10,362
5	FGR01	FINISHED GARAGE	380	\$21,000

Extra Features (Card: 1 of 1)

Line	Code	Description	Year	Units	Value
1	RDWSWC	DRVWAY/SIDEWALK CONC	2000	496	\$884
2	RDCFENCE	DECORATIVE FENCE	2000	1,344	\$502
3	RCONPTO	CONCRETE PATIO	2000	110	\$196
4	RPOOL-6	POOL 6 FOOT DEPTH	2000	288	\$5,357
5	RSCRN-AF	SCREENED ENCL A FRM	2000	1,250	\$1,594
6	RCOOLDK	COOL DECK	2000	162	\$415

Sales History

Previous Owner:

U S VETERANS AFFAIRS

Month/Year	Book/Page	Type	DOR Code	Condition	Amount
12/2003	5671 / 1642	Warranty Deed		I	\$140,000
3/2003	5288 / 0958	Certificate of Title		I	\$0
5/2002	4962 / 1965	Quit Claim Deed		I	\$0
7/1999	4191 / 1836	Warranty Deed		V	\$26,000
7/1999	4191 / 1835	Warranty Deed		V	\$22,000



RE: Open Violation Search - 24701 Laurel Ridge Drive

CodeComplianceAdmin <CodeComplianceAdmin@pascocountyfl.net>

To:MLS <MLS@Stellaripl.com>

Some people who received this message don't often get email from codecomplianceadmin@pascocountyfl.net. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The requested search only provides information regarding open **Pasco County Code Compliance Department**. Our department **does not** research or provide information concerning closed violations, liens, permits, account balances, or fines via our Open Violations Search Request. For **building violation search requests**, please submit your request to [public records](#). For **permit searches**, please visit [PascoGateway](#), select 'Permits', and enter the requested details.

- **No Open Violations**

As of the date and time your request was received, there are **no open or pending** Pasco County Code Compliance Violation at
24701 Laurel Ridge Drive

Please note, review of agency records is not considered all inclusive. Additional, independent research may be required for pending lien history to include verification of records through the Pasco County Clerk and Comptroller's [official records search](#).

Donna Krempa
Customer Service Specialist III
Code Compliance Department
Pasco County
P: 727-847-8171
Internal: x8444
7508 Little Road
New Port Richey, FL 34654
dkrempa@pascocountyfl.net
www.pascocountyfl.net

“Serving our community to create a better future.”

From: CivicOptimize Productivity <noreply@civicplus.com>

To: CodeComplianceAdmin <CodeComplianceAdmin@pascocountyfl.net>

Subject: Open Violation Search - 24701 Laurel Ridge Drive



Logo

Open Violation Search



- [Home](#)
- [Building](#)
- [Permits](#)
- [Enforcement](#)**
- [Contractor Licenses](#)
- [Planning](#)

Search Records

Search for Records

Enter information below to search for records.

- Site Address
- Parcel Number
- Record Information

Select the search type from the drop-down list.

General Search

Enter your search criteria below. Use the Start Date and End Date to enter a date range for the date the enforcement record was entered into the system.

Record Number:

Record Type:

--Select--

Street No.:

From - To

Street Name:

Street Type:

--Select--

City:

State:

Zip:

Parcel No.:

Lot:

Subdivision:

--Select--

Start Date:

MM/DD/YYYY



End Date:

MM/DD/YYYY



Search

Clear



Notice:

Your search returned no results. Please modify your search criteria and try again.



- [Home](#)
- [Building](#)
- [Permits](#)
- [Enforcement](#)**
- [Contractor Licenses](#)
- [Planning](#)

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General Search

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Record Number:

Record Type:

--Select--

Street No.:

24701 - To

Street Name:

LAUREL RIDGE

Street Type:

--Select--

City:

State:

Zip:

Parcel No.:

Lot:

Subdivision:

--Select--

Start Date:

MM/DD/YYYY

End Date:

MM/DD/YYYY

Search

Clear



Notice:

Your search returned no results. Please modify your search criteria and try again.

Beginning February 7, 2024, we will begin periodic releases of Commercial Trade records. These records will be available online through Pasco Gateway under the Building tab.

***** IMPORTANT NOTICE FOR COMMERCIAL BUILDING CUSTOMERS *****

The following commercial permit applications will be available online only through PascoGateway under the **Building** tab:

- [New](#)
- [Multifamily](#)
- [Addition](#)
- [Alteration](#)
- [Revisions](#)
- [Fire](#)
- [LV Security Alarm](#)
- [Reroof](#)
- [Pool and Spa](#)
- [Alt Energy](#)
- [Trades](#)
- [Dock & Seawall](#)
- [Miscellaneous](#)
- [Tree Removal](#)
- [Fill Permit](#)
- [Cell Tower](#)

Pasco County Building Construction Services uses PascoGateway to facilitate nearly all building permitting-related transactions. Applicants must register for an account if you don't already have one before applying for a permit. For registration instructions, visit our [PascoGateway Training Video Playlist](#).

Commercial applications that were previously submitted as paper applications/plans can be found under the **Permits** tab.



[Home](#) [Building](#) [Permits](#) [Enforcement](#) [Contractor Licenses](#) [Planning](#)

[Search Permit Records](#)

[Schedule an Inspection](#)

Search for Records

Enter information below to search for records

- [Site Address](#)
- [Contractor Information](#)
- [Parcel Number](#)
- [Record Information](#)

Select the search type from the drop-down list.

Use the percent sign wildcard **%** in any required field if you do not know the information (searches will take longer with parameters having less details).

If you are looking for Certificate of Occupancy information on records (permits) older than April 2016, you may have more success searching the

following file(s) - please be patient when opening as these are BIG files:

[Search Archived Records for CO Date - Doc 1](#)

[Search Archived Records for CO Date - Doc 2](#)

General Search 

Enter your search criteria below. Be aware that the Start Date and End Date is the date range for the record creation.

Record Number:

Record Type:

Project Name:

Start Date:

End Date:

License Type:

License Number:

First:

Last:


Name of Business:

Business License #:


Street No.:

 -



Street Name:



Street Type:

Direction:

Unit Type:

Unit No.:

City:

State:

Zip:

Parcel No.:

Country:

 [Search Additional Criteria](#)

Search

Clear



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Home Building **Permits** Enforcement Contractor Licenses Planning

Search Permit Records

Schedule an Inspection

Search for Records

Enter information below to search for records

- Site Address
- Contractor Information
- Parcel Number
- Record Information

Select the search type from the drop-down list.

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End Date:

License Type:

License Number:

First:

Last:

Name of Business:

Business License #:

Street No.:

 - *To*

Street Name:

Street Type:

Direction:

Unit Type:

Unit No.:

City:

State:

Zip:

Parcel No.:

Country:

[Search Additional Criteria](#)

Search

Clear

5 Record results matching your search results

Click any of the results below to view more details.

Showing 1-5 of 5 | [Download results](#)

<input type="checkbox"/>	Date	Record #	Record Type	Description	Project Name	Address	Status	Action	Short Notes
<input type="checkbox"/>	05/19/2016	16B02725	Reroof - Non Hur Mit Re-Roof All Mat	SFR R/R tear out all all shingles from around plumbing stacks...Install new weathered		24701 LAUREL RIDGE DRIVE, LUTZ FL 33559	Closed		

wood shingles
FL 5444 around
plumbing
stacks..pitch
4/12

<input type="checkbox"/>	08/06/2013	801955	RES - Mechanical (New AC System)	MECH ALTER/REPAIR		24701 LAUREL RIDGE DR, LUTZ FL 33559-8621	Complete	
<input type="checkbox"/>	07/21/2000	351766	RES - In-Ground Concrete Pool or Spa	IN-GRND RESD POOL	?LOL	24701 LAUREL RIDGE DR, LUTZ FL 33559-8621	Complete	F S/B N/C, R&S 5',HS 327941
<input type="checkbox"/>	10/27/1999	334236	RES - Add-Modify Gas System Tank	RES NAT GAS INSTL	?OAKGR	24701 LAUREL RIDGE DR, LUTZ FL 33559-8621	Complete	PIPE FURNACE DRYER RANGE
<input type="checkbox"/>	07/22/1999	327941	RES - New Single Family Detached Home Const of Frame Exterior Walls Only	2 STORY BLK & FRM	?OAKGROVE	24701 LAUREL RIDGE DR, LUTZ FL 33559-8621	Complete	LOT GRADE A

fgua Consolidated

Account Transaction Summary Select

71082742, SEAN & ANDREA YODER - FGUA - CONSOLIDATED



System Functions

Account | Service Location | Payment Batch | Service Order History | Take Payments | Activity Logs | Quick Payment | Logout | Meters | Customer | Collections

Starts With: Filter Clear

showing 1 - 4 of 4 Quick Jump: All

showing 1 - 4 of 4

Return Refresh View Aging View Billing History Report View All Billing Details Transfer Balance Refund Credit Balance

Account	Deposits	Service	Credit Rating	Landlord Services	Service Orders	Meters	Transactions	Fixed Charge	Adjustments	Fees	Payment Arrangement	Activity Log	Add. Delivery Method	View Statement	Bill History	Message	Attribute	Attachment	Category		
Entered Date	Effective Date	Finalized Date	Transaction	Amount	Balance	Drill Down	Drill Down	Drill Down	Drill Down	Drill Down	View Payment Details	View Statement	View Statement	View Bill History Details	Delete	Finalized					
<input type="checkbox"/> 09/24/2014	09/24/2014	09/24/2014	Payment	-38.60	0.00	Drill Down	Drill Down	Drill Down	Drill Down	Drill Down	View Payment Details									✓	
<input type="checkbox"/> 09/02/2014	09/05/2014	09/04/2014	Bill - Final Bill	38.60	38.60	Drill Down	Drill Down	Drill Down	Drill Down	Drill Down	View Payment Details	View Statement	View Statement	View Bill History Details							✓
<input type="checkbox"/> 08/29/2014	08/29/2014	08/29/2014	Payment	-16.89	0.00	Drill Down	Drill Down	Drill Down	Drill Down	Drill Down	View Payment Details										✓
<input type="checkbox"/> 08/05/2014	08/06/2014	08/07/2014	Bill - Open Bill	16.89	16.89	Drill Down	Drill Down	Drill Down	Drill Down	Drill Down	View Payment Details	View Statement	View Statement	View Bill History Details							✓

Adjust Go

Return Refresh View Aging View Billing History Report View All Billing Details Transfer Balance Refund Credit Balance

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1 Move To Top Of The Page 1

User: Marlene Venning

Last Login: 05/13/2024 06:48 AM

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