

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT  
IN AND FOR SARASOTA COUNTY, FLORIDA

19 FILMORE LLC, a Florida limited  
liability company,

Plaintiff,

v.

Case No.

BILL FURST, as Property Appraiser of  
Sarasota County, Florida, BARBARA FORD-COATES,  
as Tax Collector of Sarasota County, Florida, and  
LEON M. BEIGALSKI, as Executive Director  
of the Florida Department of Revenue,

Defendants.

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**COMPLAINT**

Plaintiff, 19 Filmore LLC, a Florida limited liability company, sues Defendants, Bill Furst, as Property Appraiser of Sarasota County, Florida ("Appraiser"), Barbara Ford-Coates, as Tax Collector of Sarasota County, Florida ("Collector"), and Leon M. Beigalski, as Executive Director of the Florida Department of Revenue, and alleges:

1. This is an action to contest an ad valorem tax assessment for the 2016 tax year and this Court has jurisdiction pursuant to Chapter 194, Florida Statutes, and article V, sections 5 and 20 of the Constitution of the State of Florida.
2. Plaintiff is the owner of certain real property located at 19 Fillmore Dr. #5 in Sarasota County, Florida and identified as Parcel No. 2014-05-1006 ["the Property"], which was assessed by Appraiser at a value of \$492,300.00 in 2016.

3. Appraiser is sued herein in his official capacity and is a necessary party to the action pursuant to section 194.181(2), Florida Statutes.

4. Collector is sued herein in her official capacity and is a necessary party to the action pursuant to section 194.181(3), Florida Statutes.

5. Defendant Leon M. Beigalski is sued herein in his official capacity as Executive Director of the Florida Department of Revenue, and may be a necessary party pursuant to section 194.181(5), Florida Statutes.

6. Plaintiff has paid the amount of taxes it admits in good faith to be owed on the property for the 2016 tax year, pursuant to section 194.171(3)(4), Florida Statutes. A copy of the receipt is attached and incorporated herein as Exhibit "A."

7. Plaintiff has performed all conditions precedent which are required to be performed by Plaintiff in establishing its right to bring this action. Specifically, this action has been filed within the time period prescribed by section 194.171(2), Florida Statutes.

8. In assessing the Property, Appraiser failed to comply with section 193.011, Florida Statutes and with professionally accepted appraisal practices. Thus, Appraiser's assessment is not presumed correct.

9. The assessment of the Property exceeds just value.

10. Thus, the assessment is unlawful and invalid.

WHEREFORE, Plaintiff demands that this Court enter an order setting aside the assessment on the Property; establish the proper assessment of the Property in accordance with the Constitution of the State of Florida, section 193.011, Florida Statutes, and professionally accepted appraisal practices; order the Collector to cancel the original tax bill and issue a new tax bill in said reassessed amount and a refund for any amounts overpaid; award Plaintiff its costs

incurred in bringing this action pursuant to section 194.192, Florida Statutes; and award such other general relief as may be just and equitable.

Dated: 5/32/17

JOHNSON LEGAL OF FLORIDA, P.L.  
5602 Marquesas Cir. Suite 208  
P.O. Box 20998  
Sarasota, FL 34276  
Phone: (941) 926-1155  
Fax: (941) 926-1160  
Attorney for Plaintiff 19 Fillmore LLC

  
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SHERRI L. JOHNSON  
Florida Bar No. 0134775