

Historic Preservation Property Tax Exemption Application
Part 1 - Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 0429050037 Attach legal description of property

Address of property: Street 500 NASSAU ST. SOUTH

City VENICE County SARASOTA Zip Code 34285

☐ Individually National Register listed

☐ Locally designated historic property or landmark*

☒ In a National Register district

☐ In a locally designated district

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district VENIZIA PARK

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of Venice Historical Resources Div.

Mailing Address 351 Nassau St. South

City Venice State FL Zip Code 34285

Telephone Number (941) 486-2490

2. Type of request:

☒ Exemption under 196.1997, F.S. (standard exemption)

☐ Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) If applying under s. 196.1998, F.S., complete Question 9 on page five.

3. Owner information:

Name of individual or organization owning the property MICHAEL E. JEROMIN LIVING TRUST

MICHAEL JEROMIN TRUSTEE AND ALICE M JEROMIN LIVING TRUST, ALICE JEROMIN TR

Mailing address 213 DANIEL DR

City SANIBEL State FLORIDA Zip code 33957

Daytime Telephone Number (26) 970-0859

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0429050037

Ownership:

JEROMIN MICHAEL E (TTEE)
MICHAEL E JEROMIN LIVING TRUST
JEROMIN ALICE M (TTEE)
213 DANIEL DR, SANIBEL, FL, 33957-5610
Situs Address:
500 NASSAU ST VENICE, FL, 34285

Land Area: 9,810 Sq.Ft.

Municipality: City of Venice

Subdivision: 0631 - VENEZIA PARK SEC OF VENICE

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 18-39S-19E

Census: 121150024011

Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1

Parcel Description: LOT 1 BLK 100 VENEZIA PARK SEC OF VENICE

Buildings

Situs - click address for building details

500 NASSAU ST VENICE, FL, 34285

Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
1	5	5	1	1926	1996	3,696	2,846	2

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Features	Just	Assessed	Exemptions	Taxable	Cap
2025	\$435,300	\$189,000	\$0	\$624,300	\$624,300	\$0	\$624,300	\$0
2024	\$379,000	\$154,400	\$0	\$533,400	\$460,544	\$0	\$460,544	\$82,856
2023	\$378,300	\$236,700	\$0	\$615,000	\$409,585	\$0	\$409,585	\$205,415
2022	\$293,200	\$210,100	\$0	\$503,300	\$372,350	\$0	\$372,350	\$130,950
2021	\$206,700	\$131,800	\$0	\$338,500	\$338,500	\$0	\$338,500	\$0
2020	\$174,500	\$136,500	\$0	\$310,000	\$310,000	\$0	\$310,000	\$0
2019	\$192,000	\$124,600	\$0	\$316,600	\$316,600	\$0	\$316,600	\$0
2018	\$183,900	\$154,100	\$0	\$338,000	\$338,000	\$0	\$338,000	\$0
2017	\$201,300	\$158,200	\$0	\$359,500	\$359,500	\$0	\$359,500	\$0
2016	\$180,300	\$161,100	\$0	\$341,400	\$341,400	\$0	\$341,400	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our tax estimator to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel. File for Homestead Exemption

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/21/2025	\$845,000	2025060948	01	VALENTE RICHARD P	WD
12/20/2024	\$100	2025003723	11	VALENTE FAMILY LTD PARTSHIP	QC
9/8/1997	\$100	3017/2503	11	BALLERINI LUCIA	QC
2/1/1982	\$40,000	1500/1541	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 10/19/2025

Page Two -- Historic Preservation Property Tax Exemption Application

Property Identification Number 0429050037

Property Address 50 Nassau St. South

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

MICHAEL JEROMIN
Name

[Signature]
Signature

10/26/2025
Date

Complete the following if signing for an organization or multiple owners:

Title

Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

See attached

Date of Construction 1927 Date(s) of Alteration(s) Various 1989, 2000

Has building been moved? () Yes ☒ No If so, when? _____

6. Statement of Significance:

One of the first homes in Venice built to meet the vision of John Nolen.

Historic Preservation Property Tax Exemption Application

Part One: Description of Physical Appearance

(Property ID Number: 0429050037, 500 Nassau St. S, Venice, Florida 34285)

Building within a registered historic district: this is a 2-story stucco masonry Mediterranean revival home having asymmetrical intersecting roof lines, clay pan and cap tile roof with copper gutters and downspouts. Splendid Mediterranean features include: a pair of arched-top windows in the stairwell with a balconette and iron railing, elaborate balcony rail and fancy wrought iron living room gates, and 3 entry doors of all solid plank construction with huge iron strapped hinges. The first floor consists of front entry foyer, hallway, guest bathroom, guest bedroom, kitchen, dining room, terrace, and large living room with 18' beamed ceiling and a second story balcony from the hallway above overlooking the original split chimney fireplace. Nearly all original iron light fixtures are still in place. All doorways have beautiful mosaic tile floor foyers. Upstairs consists of 2 bedrooms and 1 bathroom. The garage with bedroom above are rebuilds subsequent to fire damage in the 1980's. By 1989 the block garage was rebuilt and in 2000, the second floor bedroom above the garage was rebuilt. (No historic significance is attributed to these structures.) At some undetermined time prior to 1989, a one-story apartment addition was added to the front façade. This has no historic value and will be removed.

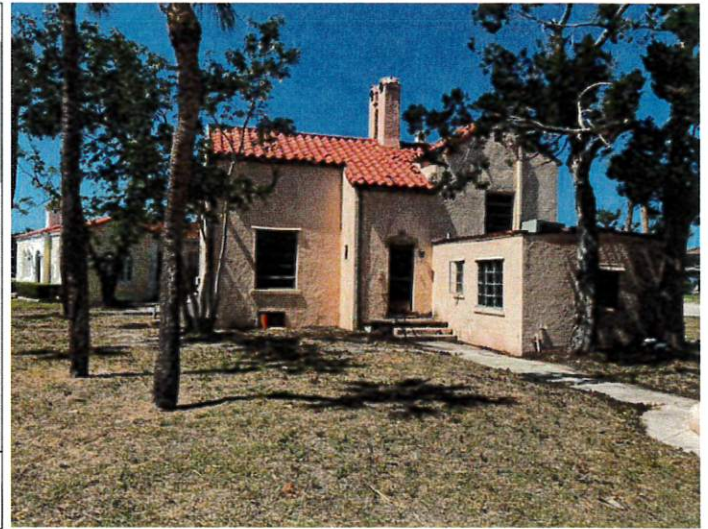
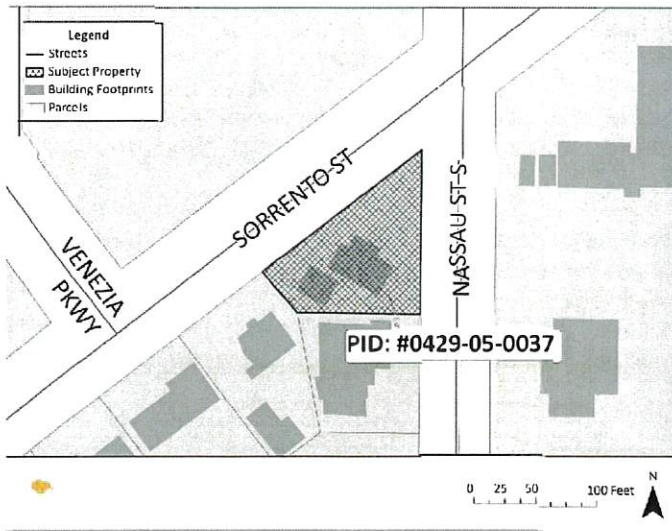
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Property Identification Number 0129050037

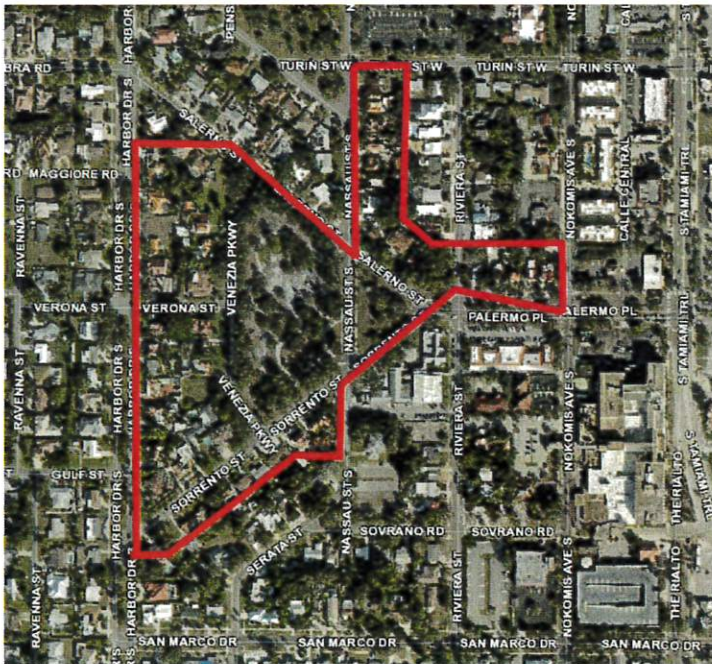
Property Address 500 Nassau St. South

7. Photographs and maps:

Attach photographs and maps to application.



Maps and Pre-construction Photographs



Venezia Park NHD



Historic Preservation Property Tax Exemption Application

Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 042905 0037

Property Address 500 NASSAU ST S. VENICE, FL 34285

Feature 1

Feature

Approx. date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

SEE SEPARATE ATTACHED
FEATURES 1 THRU 11

Feature 2.

Feature

Approx. date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Feature 3

Feature

Approx. date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Historic Preservation Property Tax Exemption Application

Part 2- Description of Improvements

(Property ID Number 0429050037, 500 Nassau St. S, Venice, Florida 34285)

Feature 1: Removal of one-story addition on front of house. Structure is totally inappropriate, in deplorable condition, and blocks the original front elevation.

Remove the addition completely and restore original elevations with appropriate materials.

Photos # 5, 35

Feature 2: Roof tile circa 1980. Roof tile is broken and leaking in at least 10 places. Severe enough to rot roof sheeting and rafters as well as interior oak flooring.

Rebuild roof structure where necessary with like materials, install total new roof system to include above garage. Natural clay pan and cap barrel roof tiles install to match original as-built roof.

Photos #2, 3, 7, 11, 19, 33, 38

Feature 3: Apartment above garage approximately, 2000.

Apartment will be gutted, all mold, rot, and other water damage will be remedied. This bedroom will then be united with the original house by way of a small addition. This will be done with no involvement of any historic structures. While not copying the original structure, this addition will be constructed in period correct style.

Photos #6,7,13,24,26,43, blueprints, 500 first architect perspective

Feature 4: Window replacement, 1940-1950

All but one original windows have been replaced with inappropriate aluminum windows.

All old windows will be removed, openings reframed and resealed to accept new windows. Construction will be original style and materials. Profile of new windows will be nearly identical to original windows as well as low-e and impact rated.

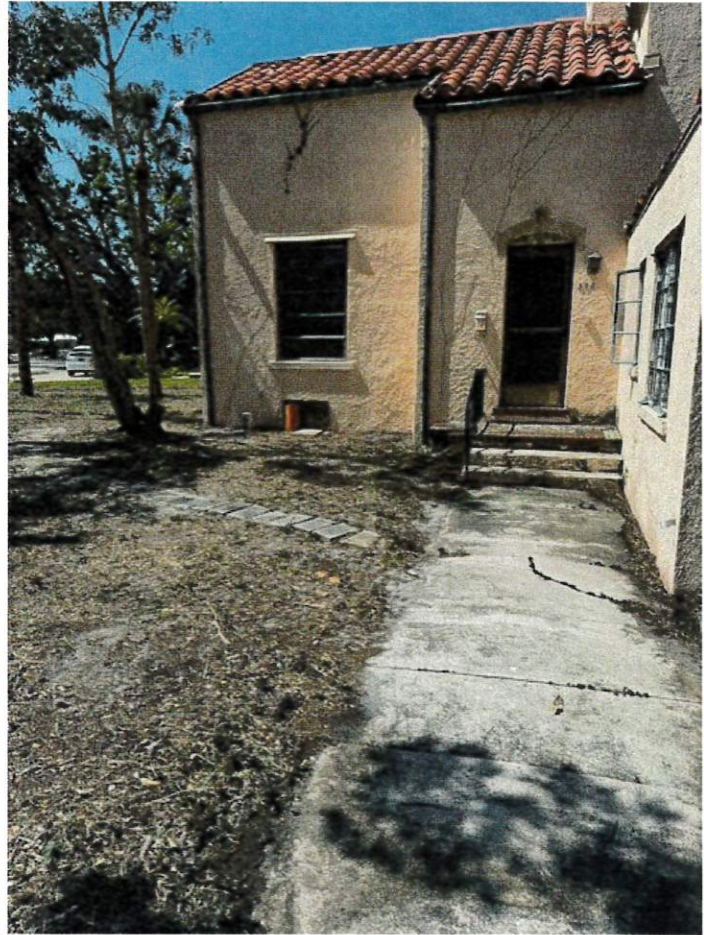
Photos #3, 6, 12, 21, 24, 29

Feature 1

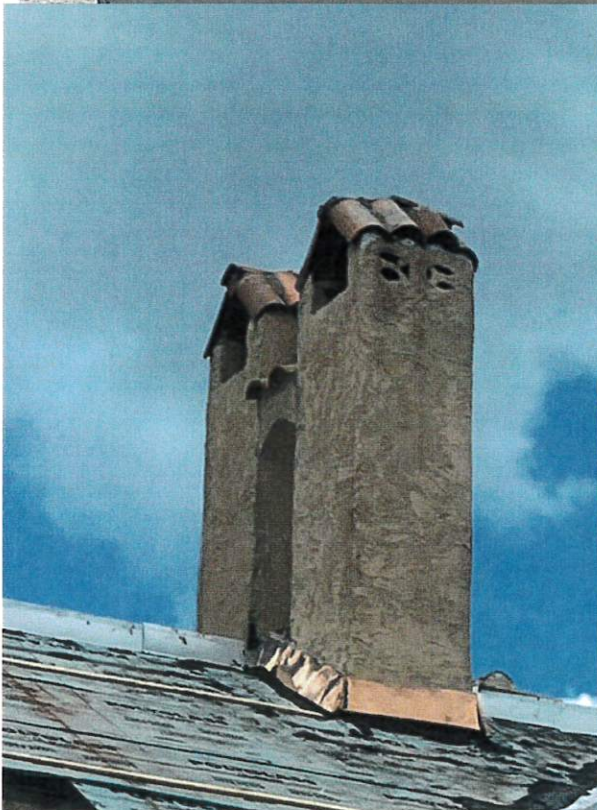




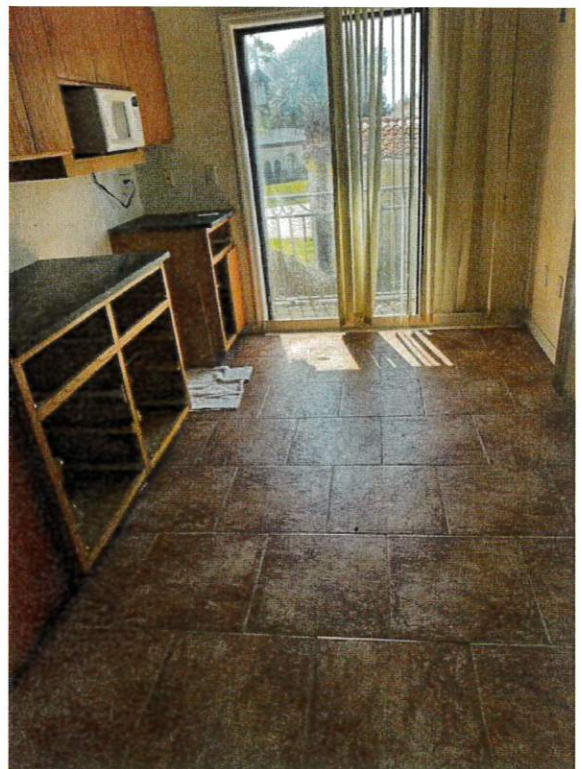
Feature 2a



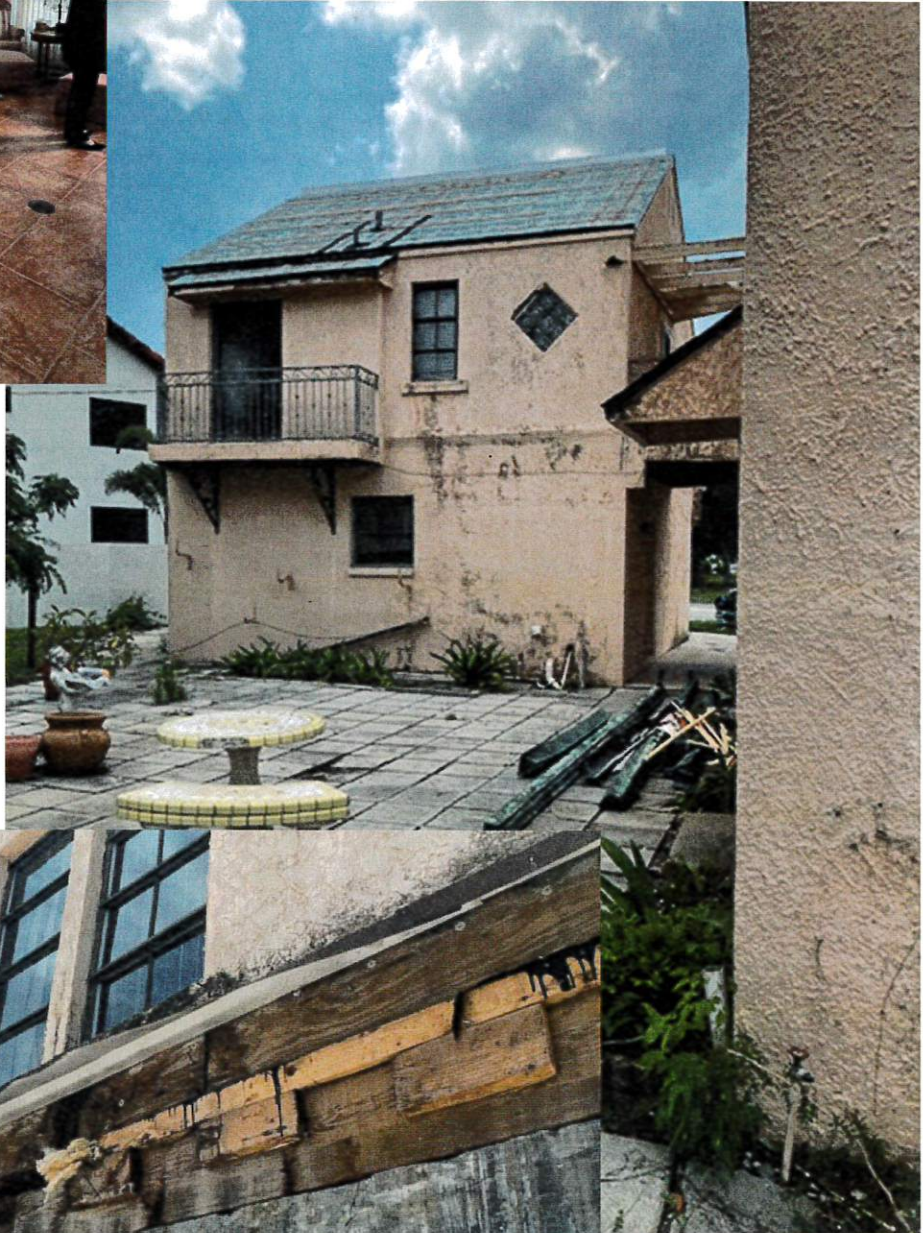
Feature 2b



Feature 3a



Feature 3b



Feature 4a



Feature 4b



Feature 5: Exterior of the original structure, 1927

Inappropriate addition will be removed and original front elevations will be restored. This includes tall arched-top stairwell windows with a balconette and railing. Exterior doors will be repaired or replaced with impact-rated lookalikes. Original copper gutters were too damaged to repair and will be replaced with aluminum lookalikes. Replacement of the same color exterior paint and a hurricane rated garage door will be added.

Photos #1, 4, 5, 14, 37, 38, 39, 36.

Feature 6: Landscaping 2025-2026

Entire property will be bordered by a masonry wall capped by an iron railing system with front and rear wrought iron gates. Courtyard at rear of house will feature a small inground swimming pool which will have no impact on the historic property. Plans for extensive landscaping including irrigation and restoration of the fountain will be undertaken.

Photos-see blueprints, 500 first architect perspective

Feature 7: Interior of house 1927

The interior will be maintained as close as possible to the original design. Rotted floors will be repaired with salvaged-like material. The entire house will be rewired and replumbed. Most ceilings will need to be repaired and many walls contain water damage and will be replaced. Appropriate materials will be used for all repairs.

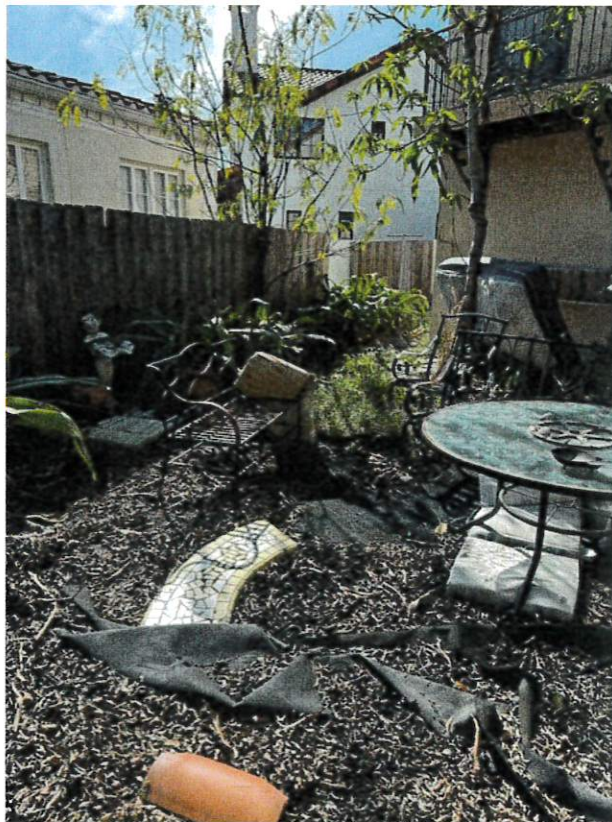
Photos 2, 16, 17, 20, 28, 29, 31, 32, 41, 42, 44, 45

Feature 8: Kitchen circa 1980's

Probably modified in the 1980's, the kitchen has no historic value. However, the same floor plan will be maintained with new cabinets, appliances, and new wiring and plumbing. The kitchen door will be relocated back to its original position.

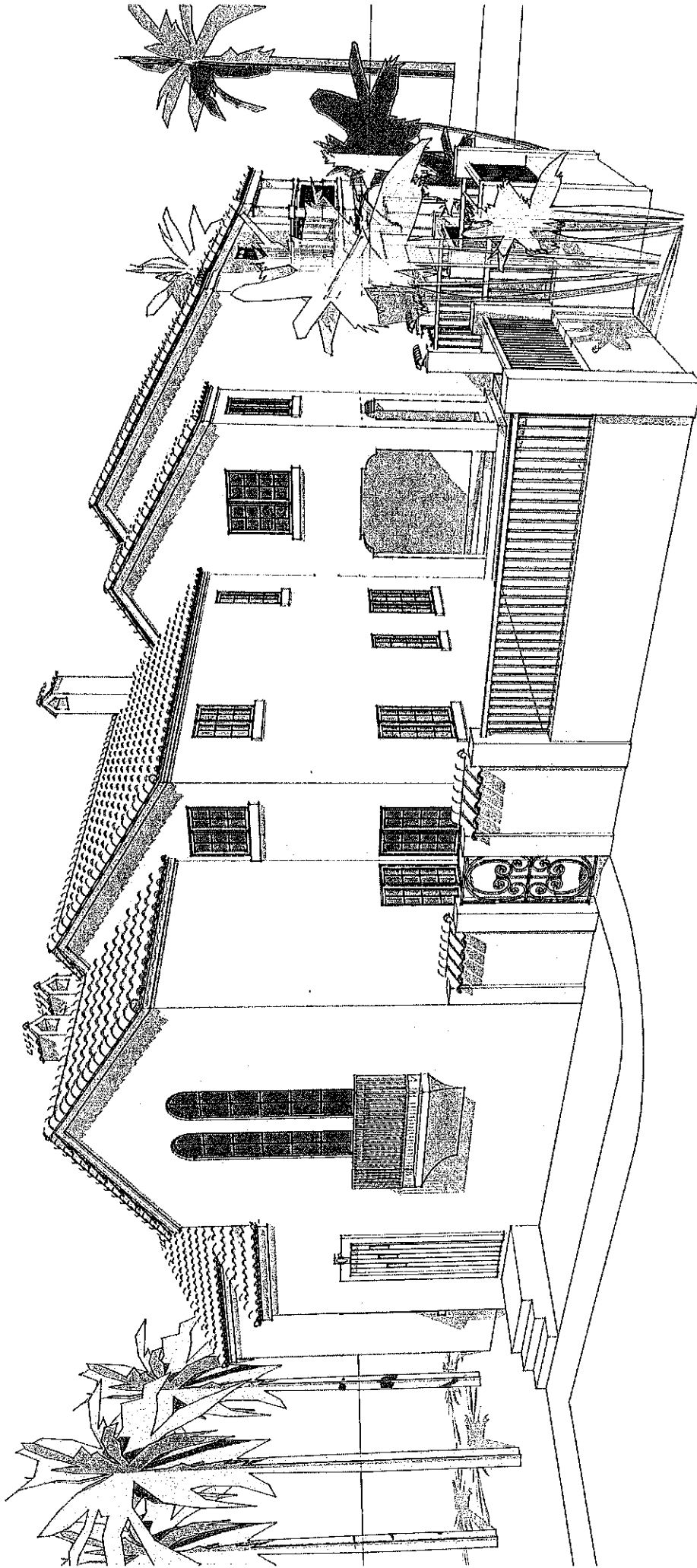
Photos 46, 48

Feature 5a



Feature 5b





Perspective Elevation

Scale: NTS

Jeromin Residence Schematic

500 Nassau Street South, Venice, Florida 34285



325 S. Tamiami Trail • Suite 1 • Venice • Florida 34285
 ☎ 941.484.6762 • WWW.BEEBEDESIGNSTUDIO.COM

Feature 5c



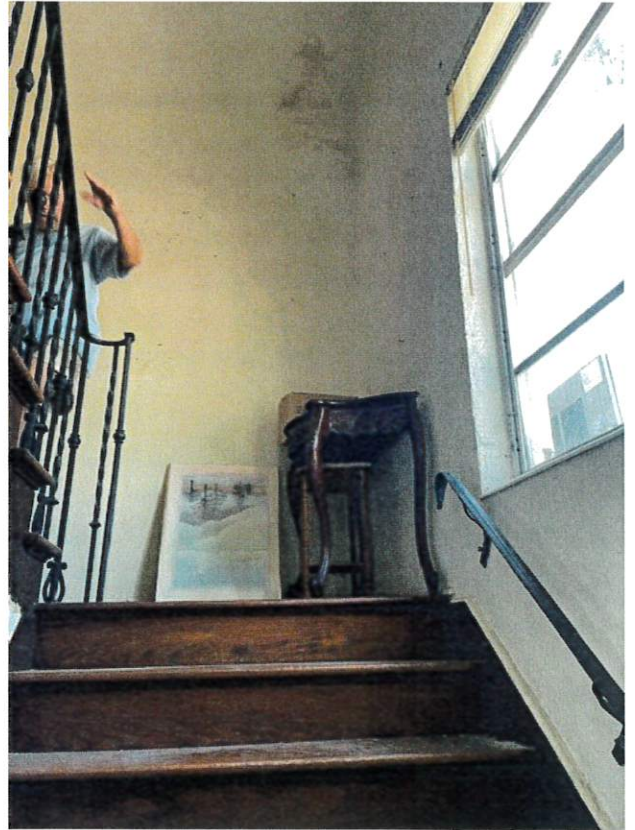
Feature 7a



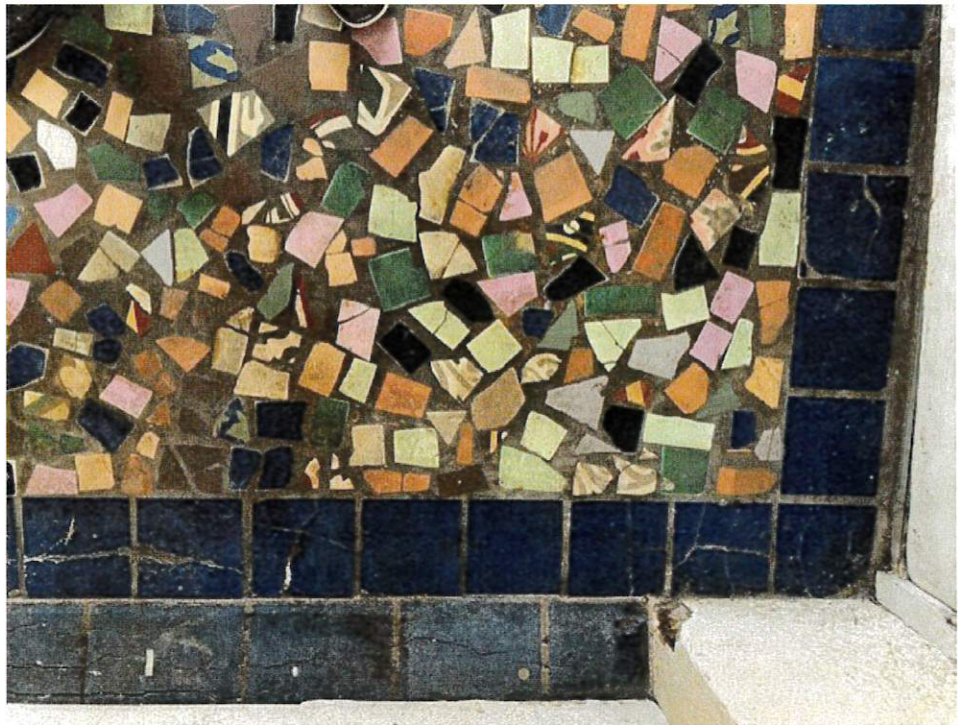
Feature 7b



Feature 7c



Feature 7d



Feature 7e



Feature 8



Feature 9: Probable guest bathroom circa 1927

The 2 guest bathrooms are unusable in their present condition. Broken fixtures, mold, broken tile, peeling walls, crumbling plaster all need to be replaced.

Modern bathroom will necessitate some changes. Style, tiles, etc. appear to be original but not salvageable. We will rebuild upon the original footprint and mimic original look as much as possible.

Photos #23, 40

Feature 10: Main staircase, 1927

Staircase has been very abused. Treads and risers have been cut to accommodate a personal elevator, much of the landing trim has been destroyed, and fancy iron handrail has been cut off and removed. Adjoining stucco walls have also been damaged.

Elevator will be removed, all cut out trim and steps will be replaced with matching materials, blacksmith or metal fabricator will recreate missing railings, stucco will be repaired to match the original. The pair of arch-top windows will be replaced.

Photos #28, 29, 47

Feature 11: Wooden floors, 1927

All the original oak floors have sustained severe damage from years of leaking roof. Many areas are completely rotted through including the subfloor.

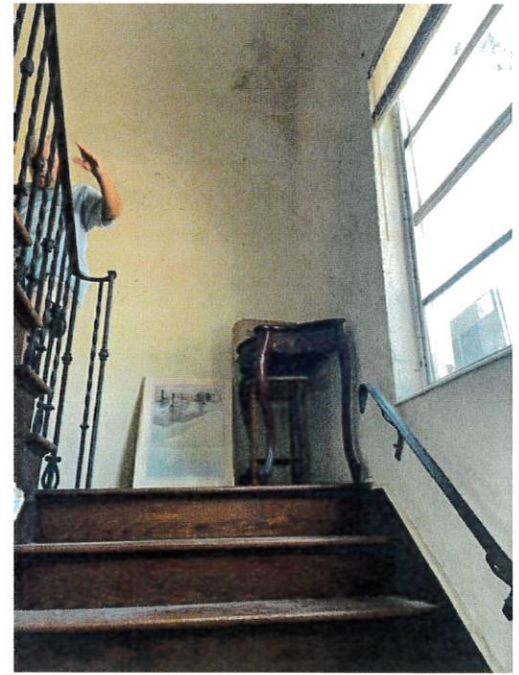
All subfloors will be repaired to appear as original. The oak flooring itself will be repaired with patching using antique salvaged flooring. New bedroom above garage will also have the same $\frac{3}{4}$ x 2 $\frac{1}{4}$ select white oak flooring.

Photos #42

Feature 9



Feature 10



Feature 11



PART 1 APPLICATION REVIEW

For Local Historic Preservation Office or Division Use Only

Property Identification Number 0429050037

Property Address 500 Nassau St. South Venice, FL 34285

The ☒ Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

() Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

Review Comments: Property is listed in the local register of historic resources as well as the Venice Park National Historic District.

Additional Review Comments attached? Yes() No()

Signature

Typed or printed name

Title

Date

[Signature]
Harry Klinkhamer
Historical Resources Manager
12-9-25

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 0429050037

Property Address 500 Nissan St. South

The ☒ Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

() Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature [Signature]

Typed or printed name Harry Klinkhammer

Title Historical Resources Manager

Date 12-9-25

Historic Preservation Property Tax Exemption Application
Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 0429050037

Address of property: Street 500 NASSAU ST S

City VENICE County SARASOTA Zip Code 34285

2. Data on restoration, rehabilitation, or renovation project:

Project starting date 06/12/2025 Project completion date: _____

Estimated cost of entire project: \$ _____

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ _____

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

MICHAEL JEROMIN
Name

Michael Jeromin
Signature

10/25/25
Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title Organization name

Mailing Address

City State Zip Code

Daytime Telephone Number ()

Page Eleven - Request for Review of Completed Work

List Additional Owners: CO-OWNERS

Name MICHAEL E JEROMIN TRUST / MICHAEL JEROMIN TRUSTEE

Street 500 NASSAU ST S

City VENICE State FL Zip Code 34285

Name ALICE M. JEROMIN TRUST / ALICE JEROMIN TRUSTEE

Street 500 NASSAU ST S

City VENICE State FL Zip Code 34285

Name _____

Street _____

City _____ State _____ Zip Code _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number _____

Property Address _____

The () Local Historic Preservation Office () Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- () Determines that the completed improvements to the property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.
- () Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: _____

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____