



**RG Towers' Developmental Review Application- Sonic**

Developmental review application

SLC Property Record Card

# Property Identification

Site Address: 2551 JENKINS RD  
 Sec/Town/Range: 24/35S/39E  
 Map ID: 23/24N  
 Zoning: C3

Parcel ID: 2324-500-0004-000-4  
 Account #: 139582  
 Use Type: 2200  
 Jurisdiction: Fort Pierce

## Ownership

SRI Real Estate Properties LLC  
 % Sonic Restaurants Inc  
 PO Box 2438  
 Oklahoma City, OK 73101

## Legal Description



FORT PIERCE PLAZA THAT PART OF B-2  
 MPDAF: FROM SE COR OF NE 1/4 OF SEC 24-  
 35-39 RUN W ALG N LI OF SE 1/4 60 FT, TH N  
 00 04 58 W 69.07 FT TO POB, TH S 89 55 01 W  
 154.82 FT, TH S 71 17 02 W 160.18FT, TH S 00  
 04 59 E 49.31 FT TO CURVE CONCAVE E, R  
 OF 29.99 FT, THSLY ALG ARC 9.75 FT, TH S  
 18 42 58 E 143.50 FT TO NLY R/W LI  
 OKEECHOBEE RD, TH S 71 17 02 W ALG NLY  
 R/W LI 30 FT, TH N 18 42 58 W 143.50 FT TO  
 CURVE CONCAVE E, R OF 59.99 FT, TH NLY  
 ALG ARC 19.51 FT, TH S 89 55 01 W 5.00 FT,  
 TH N 00 04 59 W 318.63 FT, TH S 89 55 24 E  
 52.90 FT TO CURVE CONCAVE SW, R OF 705  
 FT, TH ELY ALG ARC 101.15 FT TO CURVE  
 CONCAVE NE, R OF 755 FT, TH NELY ALG  
 ARC 108.32 FT, TH S 89 55 24 E 80 FT, TH S 00  
 04 59 E 202.18 FT TO POB (1.92 AC) (OR 2557-  
 385: 2746-121)



## Total Areas

Finished/Under Air (SF):	1,821
Gross Area (SF):	7,089
Land Size (acres):	1.92
Land Size (SF):	83,635

## Current Values

Just/Market Value: \$1,066,000  
 Assessed Value: \$972,400  
 Exemptions: \$0  
 Taxable Value: \$972,400  
 Taxes for this parcel: SLC Tax Collector's  
 Office   
 Download TRIM for this parcel: Download  
 PDF 

# Building Information (1 of 1)

Finished Area: 1,821 SF

Gross Total Area: 7,089 SF

### Exterior Data

View:  
 Building Type: FSFD  
 Grade: Y\_D  
 Story Height: 1 Story

Roof Cover: Metal  
 Year Built: 2007  
 Effective Year: 2007  
 No. Units: 0

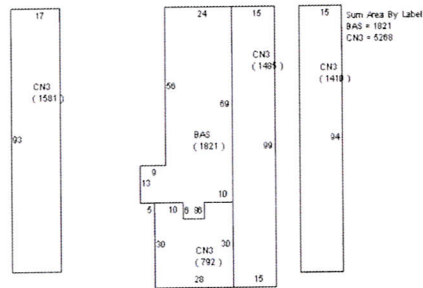
Roof Structure: BarJst/Rigid  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

### Interior Data

Bedrooms: 0  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Tile-Quarry  
 Sprinkled %: 100%



## Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1821	1821	216
CN3	CANOPY	5268	0	794

## Land Information

**Total Area: 83,635 SF / 1.92 acres**

Sequence Number	Number/Type of Units	Depth for Front Feet
1	83635 Sq Feet	0

## Special Features and Yard Items

Item	Qty	Amount	Year
CEMENT CURB	1	515	2007
ASP1 HIGH	1	11895	2007
CBSWall6"Blk	1	49	2007
CONCRET HIGH	1	2540	2007

## Permits

Number	Date	Description	Amount	Fee
CP2002-7	Dec 30, 2002	Concrete	\$800	\$75
FD200615	Apr 24, 2007	Foundation	\$20,000	\$150
SW200612	Jun 1, 2007	Cleared Lot Permit	\$0	\$150
CM200626	Jun 4, 2007	Commercial New Construction	\$425,000	\$20,281
0700000427	Jul 17, 2007	Yard Sprinkler System	\$0	\$50
0700000203	Jul 18, 2007	Sprinkler System	\$2,400	\$50

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

## Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 20, 2006	2746 / 0121	01	WD	Sonic Restaurants Inc,	\$0
May 2, 2006	2557 / 0385	00	WD	RSM Holdings of Fort Pierce ,	\$1,030,000
Sep 21, 2004	2066 / 2932	01	WD	Rk Holdings,	\$295,000
Jan 1, 1900					\$0

## Current Year Values

### Current Values Breakdown

Building:	\$731,500
Land:	\$334,500
Just/Market:	\$1,066,000
Ag Credit:	\$0
Mkt/Asmnt Differential:	\$93,600


### Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Taxable: \$972,400

#### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	5.2	Fort Pierce Stormwater Charge	\$280.80
2013	0054	1.92	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

## Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$1,066,000	\$972,400	\$0	\$972,400
2014	\$884,000	\$884,000	\$0	\$884,000
2013	\$884,000	\$884,000	\$0	\$884,000
2012	\$884,000	\$884,000	\$0	\$884,000

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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