

Saint Lucie



Patriot Properties Inc.

PROPERTY LOCATION
 No. 1156 Direction/Street/City
 S OCEAN DR, Fort Pierce

OWNERSHIP
 Owner 1: Federal National Mortgage Assoc
 Owner 2:
 Owner 3:
 Street 1: P O Box 650043
 Street 2:

PREVIOUS OWNER
 Owner 1: Schulte - Joseph G
 Owner 2:
 Street 1: 3695 S 25th St
 Twp/City: Fort Pierce
 St/Prov: FL

NARRATIVE DESCRIPTION
 This Parcel contains . Acres of land mainly classified as M-F < 10U with a(n) M.F. LOW RIS Building Built about 1975, Having Primarily CB Stucco Exterior and Dim Shingle Roof Cover, with 4 Units, 4 Baths, 0 Hall/Baths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int.
0041	FP Strmwr	129.6	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
0800	0.000	72,600	3,200	425,800	501,600
Total Card	0.000	72,600	3,200	425,800	501,600
Total Parcel	0.000	72,600	3,200	425,800	501,600

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2014	0800	FV	72,600	3200	3200	425,800	501,600	501,600	9/13/2014
2013	0800	FV2	72,300	3300	3400	430,800	506,400	506,400	2/18/2014
2012	0800	FV2	73,800	3400	3400	430,800	508,000	508,000	4/18/2013
2011	0800	FV2	76,500	3400	3400	430,800	510,700	510,700	3/21/2012
2010	0800	FV2	93,900	3500	3500	484,700	582,100	582,100	7/17/2011
2009	0800	FV	143,400	3500	3500	538,500	685,400	685,400	9/19/2009
2008	0800	PATR	168,400	3600	3600	641,700	813,700	813,700	6/17/2009
2007	0800	FV	113,900	3000	3000	985,900	1,102,800	1,102,800	9/18/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Schulte, Joseph	3584-0769	CT	12/3/2013	Dis-Financial	0	No	No	5		
Gaul, John F	1291-2788	WD	3/28/2000	Qual-1 ID	310,000	No	No	4		
John F Gaul	09782196	WD	10/5/1995	Qual-2 + IDs	100	No	No			
	05412194	CV	4/11/1987	Qual-1 ID	200,000	No	No			
	04910575	CV	1/1/1986	Disq Sale	0	No	No			
	02132307	CV	5/1/1973	Disq Sale	300,000	Yes	No			

Legal Description
 TROPICAL BEACH BEK T LOT 7 E555 THAT PART LYG E OF L IN PL BK 14-48- (OR 3584-769)

Legal Description
 Entered Lot Size: 501,600
 Total Land: 12732
 Land Unit Type: SqFt

Parcel ID: 2401-810-0007-000-3

Date	Time	By	Result
09/23/14	16:54:27	PRINT	
05/06/14	09:35:24	mequirej	
		15598	

PROPERTY FACTORS

Item Code	Descr	%	Item Code	Descr
Z R4A	R4A	100	U	
o			t	
n			i	
			Exmpt	
	Census: 121113813002			
	Flood Hbz:			
D	Co Parks	100	Topo	
s	Children Srv	100	Street	RES1 Mick
t	Cy transit	100	Traffic	

BUILDING PERMITS

Date	Number	Descr	Amount	CO	Last Visit	Fed Code	F. Descr	Comment
10/2/2008	0800001389	Deck	4,000	C	11/21/2013	MFAM	Multi Family	
2/17/2005	MC200555	Air Cond	2,350	C	8/3/2005	MFAM	Multi Family	
2/17/2005	MC200556	Air Cond	2,350	C	8/3/2005	MFAM	Multi Family	
2/17/2005	MC200552	Air Cond	2,350	C	8/3/2005	MFAM	Multi Family	
2/17/2005	MC200553	Air Cond	2,350	C	8/3/2005	MFAM	Multi Family	
10/6/2004	RF2004551	Roof	13,000	C	8/3/2005	MFAM	Multi Family	
6/20/1991	F91000837	Roof	1,575	C	11/19/1991			

LAND SECTION (First 7 lines only)

Use Code	Description	Fact	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj Value	Neigh Influ	Neigh Mod	%	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	Spec Land Code	Notes
0800	M-F < 10U	100.25	100.25	124 Front Ft	Ocean Fringe			0	4,200	1,011	SD1	20								425,804	0580	425,800

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2013	5 YR REVU CH	K801	K Buchanan
10/6/2008	5 YR REVU CH	JT	J Thomas
4/19/2005	5 YR REVU CH	DF	D Fogal

INFORMATION

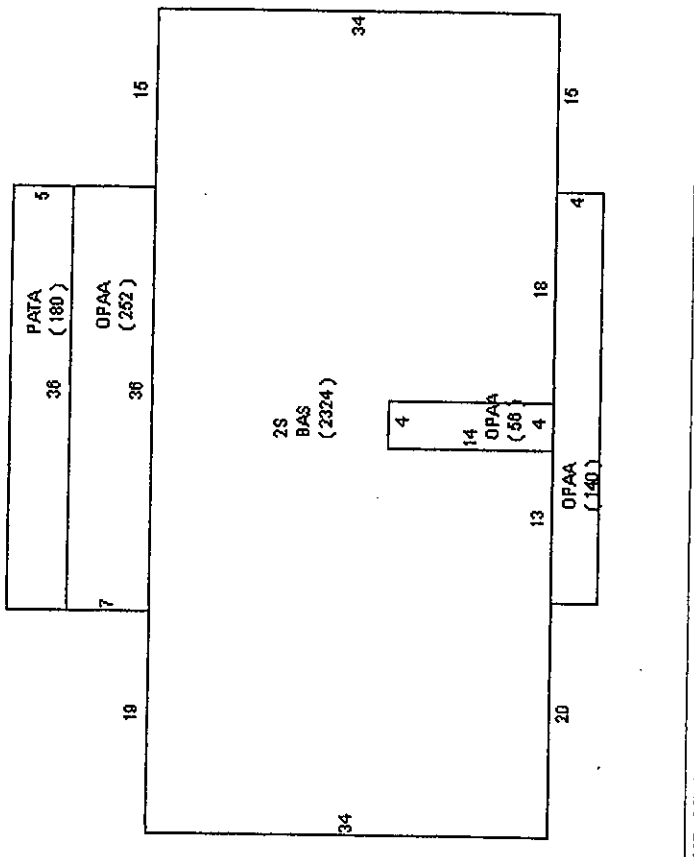
Total ACHA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	0800	M-F < 10U	Prime NB Desc:	So. ISLAND 01	Total:	425,804	Spl Credit:	Total:	425,800
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Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

COMMENTS

1156 OCEAN DR.

SKETCH



PAINT FEATURES

Type: MFH - MF LOW RIS	Rating: Average
Full Bath: 4	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
(Liv) Units: 4	Total: 4
Foundation: SL - Conc Slab	Rating:
Frame:	Rating:
Prime Wall: BS - CB Stucco	Rating:
Sec Wall: WS - Wood/She	50%
Roof Struct: HP - Hip	Rating:
Roof Cover: SD - Dim Shingle	Rating:
Color:	Rating:
View / Desir:	Rating:

RESIDENTIAL GRID

1st Res Grid Desc: quadplex	# Units: 4
Level: FY LR DR D K FR RR BR FB HB L O	
Other:	
Upper:	
Lvl 2:	
Lvl 1:	
Lower:	
Totals:	RMS: 8 BRS: 4 Baths: 4 HB: 0

OTHER FEATURES

Kils:	Rating:
A Kils:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Grade: MFFQ - MFFQ
Year Blt: 1975
Eff Yr Blt: 1975
Alt LUC:
Jurisdct: 0580
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/Ft:	33%
Prim Int Wall: DW - Drywall	
Sec Int Wall: PB - PANEL BO	50%
Partition:	
Prim Floors: CU - Carpet	
Sec Floors: CT - Tile-Cerami	30%

DEPRECIATION

Phys Condi: AV - Average	33%
Functional:	
Economic:	
Special:	
Override:	
Total:	33%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals:	4 2 1 2

RES BREAKDOWN

No Unit:	RMS	BRS	FL
4	2	1	2

COMPARABLE SALES

Rate:	Parcel ID	Typ	Date	Sale Price

CALC SUMMARY

Basic \$ / SQ:	20.00
Size Adj:	0.95259035
Const Adj:	0.96456367
Adj \$ / SQ:	18.377
Other Features:	25492
Grade Factor:	1.00
Neighborhood Inf:	1.01999998
LUC Factor:	
Adj Total:	108405
Depreciation:	35774
Depreciated Total:	72631

SPEC FEATURES/YARD ITEMS

Code	Description	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr	Value
CN2	CONCRETE LO	D	Y	1980	2.00	B	33	0800				3,200	

WIAV\$/SQ:

WIAV\$/SQ:	AvRate:	Incl Val

Juris. Factor:

Juris. Factor:	1.00
Special Features:	0
Final Total:	72600

VAL/SU FIN:

Val/Su Fin:	15.62
Val/Su Net:	13.76
Val/Su SzAd:	15.62

NET SKETCHED AREA:

Net Sketched Area:	5,276
Gross Area:	5,276
Fin Area:	4,648

PARCEL ID

Parcel ID:	2401-810-0007-000-3
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UNDREPR. VALUE

UNDREPR. VALUE:	80,787
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Code	Description	Area - SQ	Rate - AV	Undepr. Value	Sub %	Area Usbl	Descrp	%	Qu #	Type
2S	1 OVER BASE	2,324	14,700	34,166						
BAS	BASE AREA	2,324	18,380	42,707						
OPAA	OpnPrtchAV	448	7,350	3,293						
PATA	PatioAvg	180	3,450	621						
Totals										
Total:				80,787						
Fin Area:				4648						

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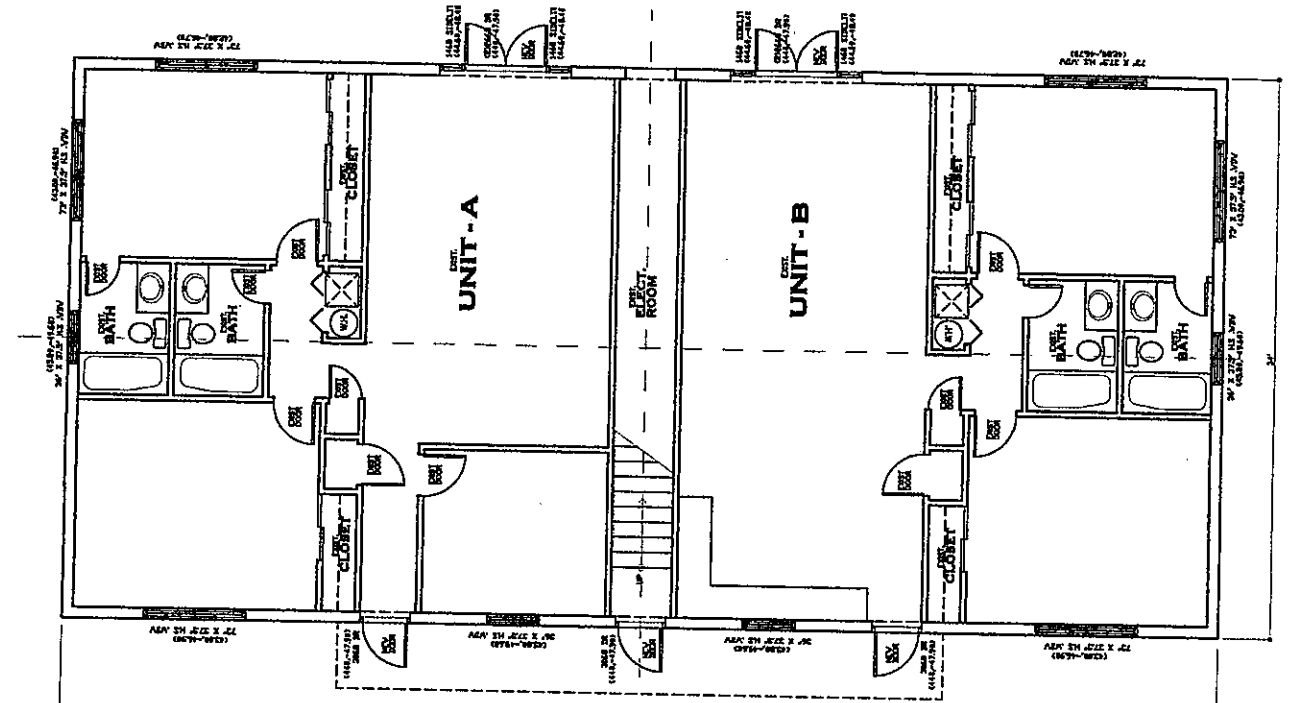


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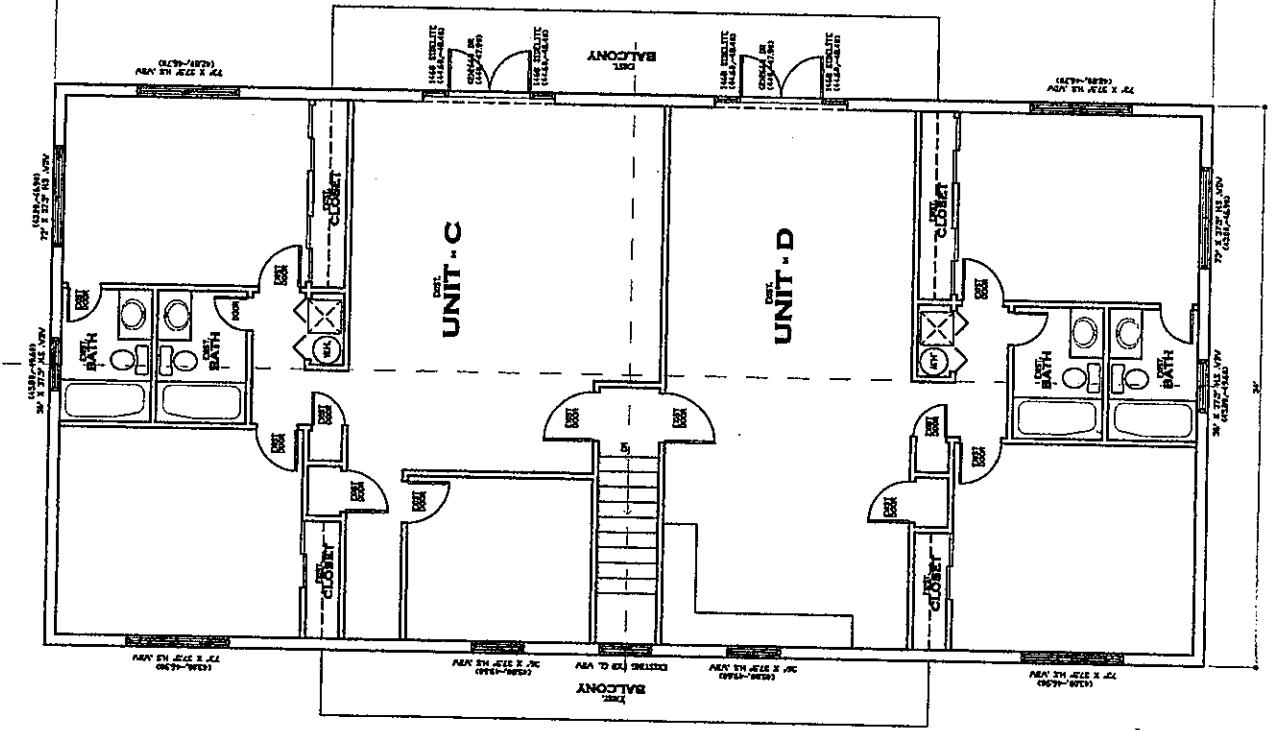
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PROPERTY ADDRESS:
155 SOUTH DEW DRIVE, FORT PIERCE, FLORIDA



**FIRST FLOOR LEVEL
ARCHITECTURAL FLOOR PLAN**
SCALE 1/4" = 1'-0"
NORTH



**SECOND FLOOR LEVEL
ARCHITECTURAL FLOOR PLAN**
SCALE 1/4" = 1'-0"
NORTH