

**Property Identification**

Site Address: 1889 N US HWY 1 Map ID: 14/33S Parcel ID: 1433-440-0005-000-0 Zoning: C3 Account #: 11539 Use Type: 1600 Sec/Town/Range: 33/34S/40E Jurisdiction: Fort Pierce

**Ownership**

Taylor Creek LLC  
8000 SW 67th Ave  
Miami, FL 33143

**Legal Description**

33 34 40/3 35 40/4 35 40 COM SE COR SEC 33-34-40 RUN S 89 11 58 W 97.22 FT TO W R/W US #1(BEING 200 FT WIDE) AND POB,TH S 28 05 56 E 108.93 FT,TH S 61 54 04 W 307.31 FT TO A CURVE CONCAVE SELY,R OF 30 FT,TH ALG ARC 34.86 FT TO A CURVE CONCAVE SELY,R OF 60 FT,TH ALG ARC 134.47 FT,TH S 88 52 59 W 256.75 FT TO ELY R/W CANAL C-25 AND CURVE CONCAVE SWLY,R OF 830 FT,TH NWLY ALG CANAL E R/W LI 188.08 FT,TH N 49 04 02 W 261 FT,TH N 20 50 01 W 39.12 FT TO S LI SECT 33,TH CONT NWLY 31.57 FT,TH N 40 55 58 E 261.60 FT,TH ALG ARC 147.54 FT,TH N 07 20 00 E 184.22 FT TO CURVE CONCAVE NELY,R OF 60 FT,TH ALG ARC 5307 FT,TH S 07 20 00 W 129.25 FT TO CURVE CONCAVE NELY,R OF 25 FT,TH ALG ARC 33.44 FT TO A CURVE CONCAVE NELY, R OF 112.50 FT, TH ALG ARC 57.28 FT, TH S 40 07 28 E 107.68 FT TO A CURVE CONCAVE NLY, R OF 25 FT,TH ALG ARC 39.27 FT,TH N 49 52 32 E 77.63 FT TO A CURVE CONCAVE SELY,R OF 143.96 FT,TH ALG ARC 44.83 FT,TH N 28 05 56 W 15.66 FT,TH N 89 07 15 E 205 FT,TH S 28 05 56 E 49.48 FT,TH S 89 DEG 07 MIN 15 SEC W 167.94 FT TO A CURVE CONCAVE SELY,R OF 103.96 FT,TH ALG ARC 12.91 FT TO CURVE CONCAVE SELY,R OF 25 FT,TH ALG ARC 35.39 FT,TH S 28 05 56 E 167.91 FT TO A CURVE CONCAVE NELY,R OF 25 FT,TH ALG ARC 27.39 FT,TH N 89 07 15 E 189.75 FT,TH S 28 05 56 E 116.19 FT TO POB (9.82 AC) (OR 1982-953)

**Current Values**

Just/Market: \$3,823,500 Assessed: \$3,823,500  
Exemptions: \$0 Taxable: \$3,823,500

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$3,823,500	\$3,823,500	\$0	\$3,823,500
2014	\$3,823,200	\$3,823,200	\$0	\$3,823,200
2013	\$3,693,700	\$3,693,700	\$0	\$3,693,700

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-19-2004	1982 / 0953	XX01	WD	Taylor Creek Commons LLC,	\$5,700,000
08-18-2003	1790 / 2937	XX00	WD	Taylor Creek Associates Ltd,	\$3,175,000
07-25-1989	0647 / 0400	XX01	WD	John E Corbally	\$100

**Primary Building Information**

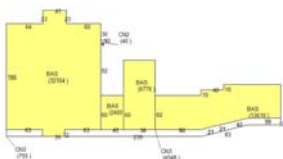
Finished Area of this building: 54,890 SF  
Gross Area of this building: 60,233 SF

**Exterior Data**

View: Roof Cover: Tar & Gravel Roof Structure: BarJst/Rigid Building Type: NSCT  
Year Built: 1990 Frame: Grade: Y\_C Effective Year: 1990  
Primary Wall: Conc Block Story Height: 1 Story No. Units: 6 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:  
Full Baths: 0 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: 100% Heat Fuel: ELEC Primary Floors: Vinyl Tiles



**Total Areas**

Finished/Under Air (SF):	54,890
Gross Area (SF):	60,233
Land Size (acres):	9.82
Land Size (SF):	427,759
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
ASP2 LOW	1	241000	1980
CONCRETE LOW	1	6748	1990
CEMENT CURB	1	288	1990
SINGLE LIGHT	1	1	1990
DOUBLE LIGHT	1	8	1990

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