

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4712 OKEECHOBEE RD
 Sec/Town/Range: 19/35S/40E
 Map ID: 24/19N
 Zoning: C3

Parcel ID: 2419-122-0001-000-4
 Account #: 27319
 Use Type: 0300
 Jurisdiction: Fort Pierce

Ownership

Landings Fort Pierce LLC
 1835 E Hallandale Beach Bv #420
 Hallandale, FL 33009

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO NLY RD R/W LI OKEECHOBEE RD, TH S 52 29 55 W 2,102.04 FT, TH N 44 53 31 W 203.42 FT, TH N 47 59 38 W 11.05 FT, TH N 63 19 13 W 236.48 FT TO POB, TH S 76 15 19 W 109.98 FT, TH S 52 26 19 W 84.86 FT, TH N 37 24 29 W 101.01 FT, TH S 52 35 31 W 149.75 FT, TH S 52 29 51 W 30.02 FT, TH N 37 30 09 W 139.37 FT, TH S 52 29 51 W 715.50 FT TO CURV E CONC TO R, R OF 595 FT, TH NLY ALG ARC 310.31 FT TO CURVE CONC TO R, R OF 2043.43 FT, TH ALG ARC 518.75 FT, TH N 19 35 36 E 212.57 FT, TH N 89 01 36 E 278.31 FT, TH S 00 58 24 E 81.97 FT, TH S 26 16 41 W 63.98 FT TO CURVE CONC TO R, R OF 108.28, TH SWLY ALG ARC 43 FT TO REV CURVE R OF 59.75 FT, TH SWLY ALG ARC 19.37 FT, TH S 24 19 02 W 245.61 FT, TH N 82 52 14 E 114.50 FT TO CURVE CONC TO L, R OF 139.18 FT, TH NELY ALG ARC 57.62 FT, TH N 53 52 59 E 73.93 FT, TH N 53 33 06 E 28.65 FT, TH N 44 16 15 E 104.33 FT TO CURVE CONC TO R, R OF 197.62 FT, TH NELY ALG ARC 74.28 FT, TH N 77 47 26 E 130.26 FT, TH N 66 13 28 E 57.92 FT, TH N 76 56 16 E 58.29 FT, TH N 73 35 41 E 64.27 FT, TH S 13 52 55 E 453.96 FT, TH S 07 30 29 W 12.29 FT, TH S 05 25 41 E 8.98 FT TO CURVE CONC TO L, R OF 85 FT, TH SLY ALG ARC 5.63 FT TO POB (13.01 AC) (3242-1936)



Total Areas

Finished/Under Air (SF):	148,529
Gross Area (SF):	157,681
Land Size (acres):	13.01
Land Size (SF):	566,716

Current Values

Just/Market Value: \$8,797,000
 Assessed Value: \$5,616,094
 Exemptions: \$0
 Taxable Value: \$5,616,094

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 15, 2010	3242 / 1936	0001	WD	Prime Homes At Portofino Land,	\$4,969,000
Jan 30, 2006	3254 / 1039	XX03	SP	Portofino Landings CDD,	\$0
Jan 30, 2006	2483 / 1661	XX02	SP	2890 Inc,	\$5,100,000
Jun 26, 2002	1566 / 1437	XX03	SP	Wal-Mart Stores East Inc,	\$310,000
Apr 24, 1997	1073 / 1575	XX01	WD	ABCA INC *AMER VENTURE CPTL*	\$100
Dec 20, 1991	0769 / 2132	XX01	WD	James W Wilson	\$100
Jun 1, 1984	0436 / 0946	XX01	CV		\$1,000,000
Jun 1, 1984	0436 / 0944	XX01	CV		\$1,000,000
Jun 1, 1984	0436 / 0942	XX01	CV		\$2,000,000

Building Information (1 of 14)

Finished Area: 13,308 SF

Gross Total Area: 14,098 SF

Exterior Data

View:

Building Type: ADULT

Roof Cover: Cone Tile

Year Built: 2007

Roof Structure: Hip

Frame:

Story Height: 2 Story

No. Units: 132

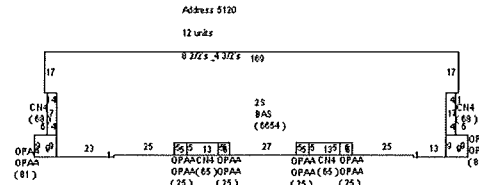
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	6654	6654	446
BAS	BASE AREA	6654	6654	446
CN4	CANOPY	266	0	156
OPAA	Open Porch Attached Average	524	0	304

Building Information (2 of 14)

Finished Area: 13,308 SF

Gross Total Area: 14,098 SF

Exterior Data

View:
Building Type: APLU
Grade: Y_B
Story Height: 2 Story

Roof Cover: Conc Tile
Year Built: 2007
Effective Year: 2007
No. Units: 0

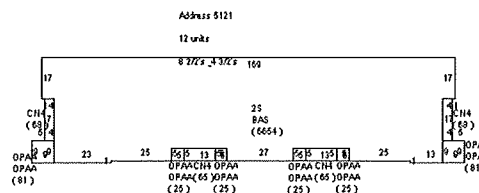
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	6654	6654	446
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CN4	CANOPY	266	0	156
OPAA	Open Porch Attached Average	524	0	304

Building Information (3 of 14)

Finished Area: 13,308 SF
 Gross Total Area: 14,098 SF

Exterior Data

View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

Roof Cover: Conc Tile
 Year Built: 2007
 Effective Year: 2007
 No. Units: 0

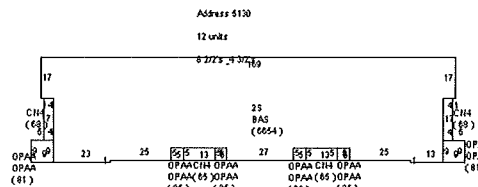
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	6654	6654	446
BAS	BASE AREA	6654	6654	446
CN4	CANOPY	266	0	156
OPAA	Open Porch Attached Average	524	0	304

Building Information (4 of 14)

Finished Area: 13,308 SF
 Gross Total Area: 14,098 SF

Exterior Data

View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

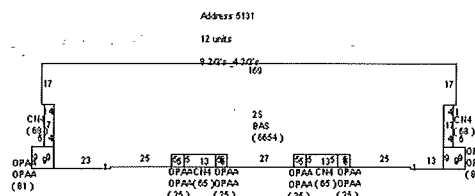
Roof Cover: Conc Tile
 Year Built: 2007
 Effective Year: 2007
 No. Units: 0

Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	6654	6654	446
BAS	BASE AREA	6654	6654	446
CN4	CANOPY	266	0	156
OPAA	Open Porch Attached Average	524	0	304

Building Information (5 of 14)

Finished Area: 13,308 SF
 Gross Total Area: 14,098 SF

Exterior Data

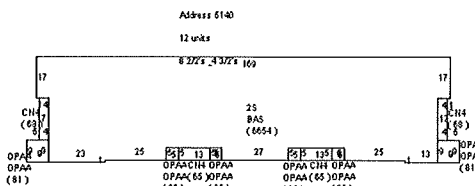
View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

Roof Cover: Conc Tile
 Year Built: 2007
 Effective Year: 2007
 No. Units: 0
 Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

Electric: MAXIMUM
 Heat Type: FrdHotAir
 Heat Fuel: ELEC
 Heated %: 100%
 Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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	FLOORS)			
BAS	BASE AREA	6654	6654	446
CN4	CANOPY	266	0	156
OPAA	Open Porch Attached Average	524	0	304

Building Information (6 of 14)

Finished Area: 8,886 SF

Gross Total Area: 9,392 SF

Exterior Data

View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

Roof Cover: Conc Tile
 Year Built: 2008
 Effective Year: 2008
 No. Units: 0

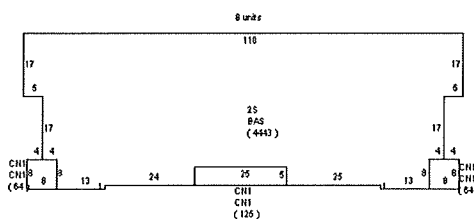
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	4443	4443	332
BAS	BASE AREA	4443	4443	332
CN1	CANOPY	506	0	248

Building Information (7 of 14)

Finished Area: 13,308 SF

Gross Total Area: 14,098 SF

Exterior Data

View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

Roof Cover: Conc Tile
 Year Built: 2008
 Effective Year: 2008
 No. Units: 0

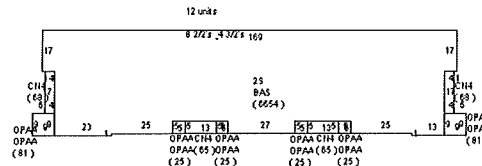
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	6654	6654	446
BAS	BASE AREA	6654	6654	446
CN4	CANOPY	266	0	156
OPAA	Open Porch Attached Average	524	0	304

Building Information (8 of 14)

Finished Area: 8,886 SF

Gross Total Area: 9,392 SF

Exterior Data

View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

Roof Cover: Conc Tile
 Year Built: 2008
 Effective Year: 2008
 No. Units: 0

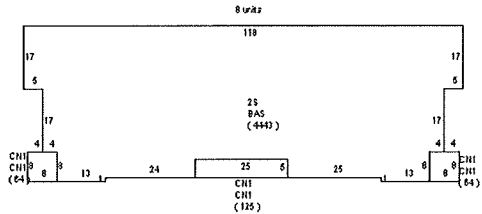
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 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: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	4443	4443	332
BAS	BASE AREA	4443	4443	332
CN1	CANOPY	506	0	248

Finished Area: 8,886 SF
 Gross Total Area: 9,392 SF

Exterior Data

View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

Roof Cover: Conc Tile
 Year Built: 2008
 Effective Year: 2008
 No. Units: 0

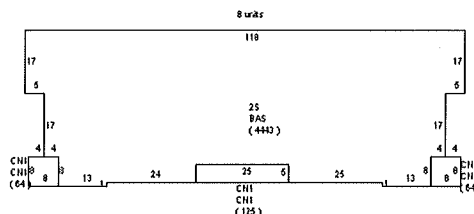
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 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: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	4443	4443	332
BAS	BASE AREA	4443	4443	332
CN1	CANOPY	506	0	248

Building Information (10 of 14)

Finished Area: 8,886 SF
 Gross Total Area: 9,392 SF

Exterior Data

View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

Roof Cover: Conc Tile
 Year Built: 2008
 Effective Year: 2008
 No. Units: 0

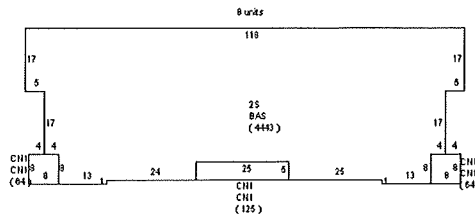
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 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: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	4443	4443	332
BAS	BASE AREA	4443	4443	332
CN1	CANOPY	506	0	248

Building Information (11 of 14)

Finished Area: 8,886 SF

Gross Total Area: 9,392 SF

Exterior Data

View:
 Building Type: APLU
 Grade: Y_B
 Story Height: 2 Story

Roof Cover: Conc Tile
 Year Built: 2008
 Effective Year: 2008
 No. Units: 0

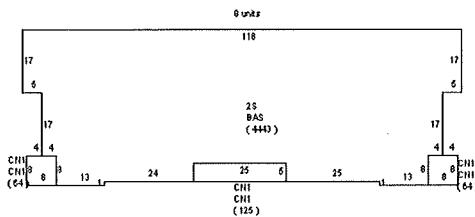
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	4443	4443	332
BAS	BASE AREA	4443	4443	332
CN1	CANOPY	506	0	248

Gross Total Area: 14,098 SF

Exterior Data

View:
Building Type: APLU
Grade: Y_B
Story Height: 2 Story

Roof Cover: Conc Tile
Year Built: 2008
Effective Year: 2008
No. Units: 0

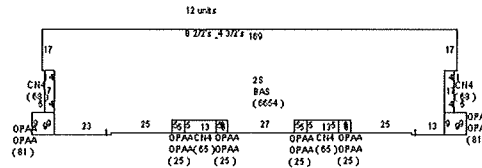
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	6654	6654	446
BAS	BASE AREA	6654	6654	446
CN4	CANOPY	266	0	156
OPAA	Open Porch Attached Average	524	0	304

Building Information (13 of 14)

Finished Area: 8,886 SF

Gross Total Area: 9,392 SF

Exterior Data

View:
Building Type: APLU
Grade: Y_B
Story Height: 2 Story

Roof Cover: Conc Tile
Year Built: 2008
Effective Year: 2008
No. Units: 0

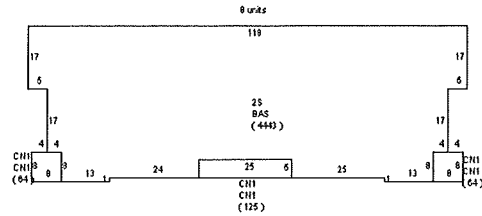
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	4443	4443	332
BAS	BASE AREA	4443	4443	332
CN1	CANOPY	506	0	248

Building Information (14 of 14)

Finished Area: 2,057 SF

Gross Total Area: 2,643 SF

Exterior Data

View:
 Building Type: CLHS
 Grade: Y_B
 Story Height: 1 Story

Roof Cover: Conc Shingle
 Year Built: 2008
 Effective Year: 2008
 No. Units: 0

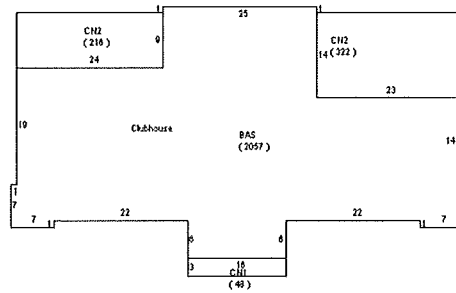
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 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-Ceramic
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2057	2057	234
CN1	CANOPY	48	0	38
CN2	CANOPY	538	0	140

Type	Qty	Units	Year Blt
CBSWall6"Blk	1	87	2007
SINGLE LIGHT	1	19	2007
CONCRET HIGH	1	1990	2007
DOUBLE LIGHT	1	1	2007
CEMENT CURB	1	1230	2007
ASPI HIGH	1	90984	2007
COM POOL AVG	1	1860	2008
Alumn Fen 4'	1	240	2008
POOL DK-GOOD	1	3740	2008
CHAINLINK 5'	1	1100	2012

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$7,011,800					
Land:	\$1,785,200					
Just/Market:	\$8,797,000					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$3,180,906					
Assessed:	\$5,616,094					
Exemption(s):	\$0					
Taxable:	\$5,616,094					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	13.01001	North St. Lucie Water Management District	\$162.63
2013	0041	79.2	Fort Pierce Stormwater Charge	\$4,276.80
2016	4060	1058589.46	Portofino Landings CDD	\$1,058,589.46

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
2016	\$8,797,000	\$5,616,094	\$0	\$5,616,094
2015	\$8,442,500	\$5,105,540	\$0	\$5,105,540
2014	\$4,641,400	\$4,641,400	\$0	\$4,641,400

Permits

Number	Issue Date	Description	Amount	Fee
F90000639	Jul 20, 1990	Commercial New Construction	\$250,000	\$250,000
F90000639A	Dec 3, 1990	Heat and Air Conditioning	\$5,000	\$5,000
TT200516	Dec 7, 2005	Unknown	\$0	\$0
IRR20062	Feb 16, 2006	Yard Sprinkler System	\$2,000	\$100
TT20064	Feb 27, 2006	Unknown	\$5,000	\$350
TENT20067	Mar 10, 2006	Unknown	\$0	\$75
TENT20068	Mar 10, 2006	Unknown	\$0	\$75
FE2006100	Jun 26, 2006	Fence	\$5,000	\$100
SW20062	Aug 9, 2006	Unknown	\$0	\$150
CM200619	Sep 28, 2006	Commercial New Construction	\$213,361	\$4,076
0700000202	Jun 29, 2007	Yard Sprinkler System	\$173,700	\$1,737
0700027227	Jun 13, 2007	Pool	\$100,000	\$1,150
FE2006257	Jan 2, 2007	Fence	\$21,000	\$0
0800000236	Apr 2, 2008	Commercial New Construction	\$1,067,017	\$77,644
0800000237	Apr 2, 2008	Commercial New Construction	\$745,565	\$52,485
0800000238	Apr 2, 2008	Commercial New Construction	\$746,565	\$52,485
0800000724	Jun 27, 2008	Fence	\$1,876	\$0
CC200566	Sep 27, 2006	New Residential Multi Family	\$745,565	\$50,644
CC200618	Nov 21, 2006	New Residential	\$1,067,017	\$75,407

CC200621	Jan 8, 2007	Multi Family New Residential	\$1,067,018	\$75,407
CC200622	Feb 15, 2007	Multi Family New Residential	\$745,565	\$50,644
CC200623	Feb 20, 2007	Multi Family New Residential	\$745,565	\$50,644
MPCC200567	Jan 1, 2007	Multi Family New Residential	\$0	\$0
MPCC200625	Jan 1, 2008	Multi Family New Residential	\$0	\$0
MPCC200626	Jan 1, 2008	Multi Family New Residential	\$0	\$0
BP12-0183	Sep 14, 2012	Chainlink Fence	\$4,400	\$165
BP15-2306	Aug 31, 2015	Air Conditioning Only	\$3,139	\$155
BP15-2398	Aug 31, 2015	Air Conditioning Only	\$3,196	\$155
BP16-2204	Aug 5, 2016	Air Conditioning Only	\$3,355	\$0
BP16-1142	Apr 19, 2016	Air Conditioning Only	\$3,196	\$0

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

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

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Property Identification

Site Address: OKEECHOBEE RD
 Sec/Town/Range: 19/35S/40E
 Map ID: 24/19N
 Zoning: C3

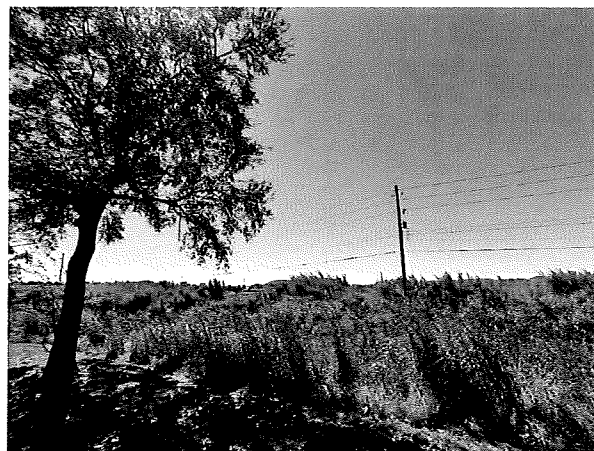
Parcel ID: 2419-122-0002-000-1
 Account #: 174100
 Use Type: 9600
 Jurisdiction: Fort Pierce

Ownership

Portofino Landings CDD
 %GMS-SF LLC
 5385 N Nob Hill Rd
 Sunrise, FL 33351

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD, TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO WLY R/W LI OF CANAL #29, TH N 44 53 31 W ALG R/W LI 203.42 FT, TH N 47 59 38 W 11.05 FT TO CURVE CONC NE,R OF 443.72 FT, TH NWLY ALG ARC 35.44 FT TO POB; TH CONT NWLY ALG ARC 235.38 FT, TH N 13 01 22 W 469.48 FT, TH N 24 04 49 W 10.28 FT TO SLY R/W LI OF #37, TH S 89 04 21 W ALG SLY R/W LI 552.73 FT, TH S 89 01 36 W 36.76 FT, TH S 00 58 24 E 81.97 FT, TH S 26 16 41 W 63.98 FT TO CURVE CONC NW,R OF 108.28 FT, TH SWLY ALG ARC 43 FT TO CURVE CONC SE,R OF 59.75 FT, TH SWLY ALG ARC 19.37 FT, TH S 24 19 02 W 245.61 FT, TH N 82 52 14 E 114.50 FT TO CURVE CONC NW,R OF 139.18 FT, TH NELY ALG ARC 57.62 FT, TH N 53 52 59 E 73.93 FT, TH N 53 33 06 E 28.65 FT, TH N 44 16 15 E 104.33 FT TO CURVE CONC SE,R OF 197.62 FT, TH NELY ALG ARC 74.28 FT, TH N 77 47 26 E 130.26 FT, TH N 66 13 28 E 57.92 FT, TH N 76 56 16 E 58.29 FT, TH N 73 35 41 E 64.27 FT, TH S 13 52 55 E 453.96 FT, TH S 07 30 29 W 12.29 FT, TH S 05 25 41 E 8.98 FT TO CURVE CONC E,R OF 85 FT, TH SLY ALG ARC 21.53 FT, TH S 28 15 34 E 42.13 FT TO CURVE CONC NE,R OF 85 FT, TH SELY ALG ARC 108.08 FT, TH N 78 53 23 E 69.88 FT TO WLY R/W LI OF CANAL #29 AND POB (AKA WMT-3 OF PROPOSED PLAT OF PORTOFINO LANDINGS) (4.80 AC) (OR 2850-936)



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	4.8
Land Size (SF):	209,088

Current Values

Just/Market Value: \$0
 Assessed Value: \$0
 Exemptions: \$0
 Taxable Value: \$0

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 19, 2011	3313 / 0015	0311	WD	Portofino Landings CDD,	\$0
May 30, 2007	2850 / 0936	XX03	WD	Prime Homes At Portofino Land,	\$1,390,000
Jan 30, 2006	3254 / 1039	XX03	SP	Portofino Landings CDD,	\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items


Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$0	2016		8010	Community Development District	\$0
Just/Market:	\$0					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$0					
Exemption(s):	\$0					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	4060	0	Portofino Landings CDD	\$0.00
2012	0041	0	Fort Pierce Stormwater Charge	\$0.00

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
2016	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0
2014	\$0	\$0	\$0	\$0

Permits

Number	Issue Date	Description	Amount	Fee
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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

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

Site Address: OKEECHOBEE RD
 Sec/Town/Range: 19/35S/40E
 Map ID: 24/19N
 Zoning: C3

Parcel ID: 2419-123-0003-000-1
 Account #: 174095
 Use Type: 9400
 Jurisdiction: Fort Pierce

Ownership

Portofino Landings CDD
 %GMS-SF LLC
 5385 N Nob Hill Rd
 Sunrise, FL 33351

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Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD, TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT, TH S 55 45 47 W 210.34 FT, TH S 52 29 33 W 71.28 FT, TH S 52 29 55 W 175 FT TO POB; TH N 37 30 05 W 188 FT, TH N 52 29 55 E 175 FT, TH N 37 30 05 W 33.20 FT, TH S 52 29 33 W 185.54 FT, TH N 37 24 29 W 337.95 FT, TH S 52 29 51 W 30.02 FT, TH S 37 30 09 E 341.13 FT, TH S 52 29 51 W 30.02 FT, TH S 37 30 09 E 341.13 FT, TH S 52 29 51 W 719.99 FT TO ELY R/W LI OF MCNEIL RD EXTENSION, TH S 37 30 05 E 29.99 FT, TH N 52 29 55 E 710 FT, TH S 37 30 05 E 188 FT TO NLY RD R/W LI OF OKEE RD, TH N 52 29 55 E ALG R/W LI 50 FT TO POB (AKA TRACT AA OF PROPOSED PLAT OF PORTOFINO LANDINGS) (1.12 AC) (OR 2850-936)

Current Values

Just/Market Value: \$0
 Assessed Value: \$0
 Exemptions: \$0
 Taxable Value: \$0

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 0
 Gross Area (SF): 0
 Land Size (acres): 1.12
 Land Size (SF): 48,787

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 30, 2007	2850 / 0936	XX03	WD	Prime Homes At Portofino Land,	\$1,390,000
Jan 30, 2006	3254 / 1039	XX03	SP	Portofino Landings CDD,	\$0
Jan 30, 2006	2483 / 1661	XX02	SP	2890 Inc,	\$5,100,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown


Building:	\$0
Land:	\$0
Just/Market:	\$0
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$0
Exemption(s):	\$0
Taxable:	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2016	2008	8010	Community Development District	\$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2008	4060	0	Portofino Landings CDD	\$0.00
2011	0041	22.3	Fort Pierce Stormwater Charge	\$1,204.20

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
2016	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0
2014	\$0	\$0	\$0	\$0

Permits

Number	Issue Date	Description	Amount	Fee
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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

