

by Lockheed
S. Ferrara / Hwy

Madale, Ft
33008



7017 3040 0000 8796 8505



1000



34949

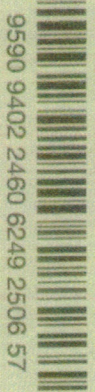
U.S. POSTAGE
PAID
MIAMI BEACH, FL
APR 23, 18
AMOUNT
\$7.41
R2305P149927-25

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. & Mrs. Keith Dankst.
1136 S. Ocean Dr.
Ft. Pierce, FL 34949



9590 9402 2460 6249 2506 57

2. Article Number (Transfer from service label)

7017 3040 0000 8796 8505

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature X Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

RETURN RECEIPT
REQUESTED

NIXIE 326 C0 1 7204/30/18
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 33088607116 2247N120201-02441
#13
#4

REFUSED

April 23, 2018

Mr. Keith Danks Jr. and Mrs. Meridee S. Danks
1136 S Ocean Drive
Fort Pierce, FL 34949

Re: Frances Ave – ROW lot
CERTIFIED MAIL #: 7017 3040 0000 8796 8505

Dear Mr. and Mrs. Danks,

Good morning. We are contacting you to find out if you are interested in purchasing half of the Frances Ave ROW lot, which is south of your Lot 6. The City will not be building the Frances Ave roadway. The same Frances Ave to the east was sold to Mr. Sante by the City previously. We would like to purchase the Frances Ave ROW lot from the City at the current appraised value. In order to purchase the Frances Ave ROW lot from the City, we have to prepare a package which includes hiring an appraisal firm to prepare a current appraisal, performing a title search of the Frances Ave ROW lot, hiring a surveyor to prepare a current survey of the Frances Ave ROW lot and submitting these items and other required items to the City for review and approval; the estimated costs is around \$6k; if you are interested in purchasing half of the lot, your half of the initial prep cost would be around \$3k, unless you prepare your own package which would cost around \$6k. The appraised value we estimate to be around \$40k; if you are interested in buying half, your cost for the Frances Ave ROW lot would be around \$20k, plus closing costs. In summation, your costs to purchase half of the Frances Ave ROW lot would be around \$26k or more.

If you are not interested, please sign the attached affidavit and return back to us. Our RE agent can come by & pick up the original from you, if you want – attached is map of the Frances Ave ROW lot.

Please review and call me to discuss at 305-525-2545. Thank you very much for your time.

Sincerely,

Henry Loudon



AFFIDAVIT

We, Keith Danks Jr. and Meridee S. Danks, the undersigned below are not interested in purchasing half of the Frances Ave ROW roadway from the City of Ft. Pierce. We affirm that we are the adjacent property owners to the north of the Frances Ave ROW. We own **Lot 6 = Legal Description PALM HAVEN S/D-UNIT 1- BLK 7 LOT 6 (0.16 AC - 6,969 SF) (OR 3775-2680)**.

Keith Danks Jr.
1136 S Ocean DR
Fort Pierce, FL 34949

Meridee S. Danks
1136 S Ocean DR
Fort Pierce, FL 34949

COUNTY OF: _____

STATE: FL

Sworn to and subscribed before me this _____.

Notary Public – Signature

Personally known OR Produced Identification

Type of Identification Produced _____

Print, Type or Stamp Commissioned Name or Notary



Property Identification

Site Address:
Parcel ID:
Account #:
Map ID:
Use Type:
Zoning:
City/County:

GRANADA ST
2401-502-0077-000-8
179990
24/01
0000
R4A
Fort Pierce

LOT 6

Ownership

Keith D Danks Jr
1136 S Ocean DR
Fort Pierce, FL 34949

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 7 LOT 6 (0.16 AC - 6,969 SF) (OR 3775-2680)

Current Values

Just/Market Value: \$39,500
Assessed Value: \$39,500
Exemptions: \$0
Taxable Value: \$39,500

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): 0.16
Land Size (SF): 6,969

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.