

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

Property Identification

Site Address: 2960 S US HIGHWAY 1 Map ID: 24/22S Parcel ID: 2422-341-0015-000-8 Zoning: C3 Account #: 29796 Use Type: 1600 Sec/Town/Range: 22/35S/40E Jurisdiction: Fort Pierce

Ownership

Coral Square Shoppes LLC
1946 Harrison St
Hollywood, FL 33020-5018

Legal Description

22 35 40 FROM INT OF E-W 1/4 SECLI AND C/L OF US 1 RUN E 40 FT TO E R/W OF US 1, TH S 0 DEG 03 MIN W ALG E R/W 1553.2 FT FOR POB, THS 89 DEG 20 MIN E 233 FT, TH N 0 DEG 03 MIN E 150 FT, TH S 89 DEG 20 MIN E 417 FT, TH N 0 DEG 03 MIN E 100 FT, TH S 89 DEG 20 MIN E 400 FT, TH S 0 DEG 03 MIN W 630.03 FT TO N R/W OF FEC RR, TH S 69 DEG 32 MIN 40 SEC W ALG N R/W 1120.98 FT TO E R/W US 1, TH N 0 DEG 03 MIN E 53.38 FT, TH N 89 DEG 32 MIN 40 SEC E 292.31 FT, TH N 20 DEG 27 MIN 20 SEC W 149.93 FT, TH S 69 DEG 03 MIN W 236.68 FT TO E R/W US 1, TH N 0 DEG 03 MIN E 571 FT TO POB- LESS W 83 FT- (16H) (OR 3823-1449)

Current Values

Just/Market: \$3,674,500 Assessed: \$3,674,500 Year
Exemptions: \$0 Taxable: \$3,674,500 2017 \$3,674,500
2016 \$3,526,400
2015 \$3,642,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$3,674,500	\$3,674,500	\$0	\$3,674,500
2016	\$3,526,400	\$3,526,400	\$0	\$3,526,400
2015	\$3,642,000	\$3,642,000	\$0	\$3,642,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2015	3823 / 1449	0001	WD	Coral Square Shoppes FLA LLC	\$3,500,000
11-26-2005	2429 / 1585	XX00	SP	Aurora Investments II Inc ,	\$6,600,000
03-26-2001	1375 / 2924	XX01	QC	Pinnacle Const Ft Laud Inc,	\$337,500

Primary Building Information

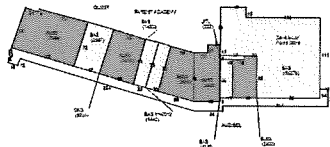
Finished Area of this building: 43,627 SF
Gross Area of this building: 50,654 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid	Building Type: NSCT
Year Built: 2010	Frame:	Grade: Y_C+	Effective Year: 2010
Primary Wall: Tilt Up	Story Height: 1 Story	No. Units: 4	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	43,627
Gross Area (SF):	50,654
Land Size (acres):	15.7
Land Size (SF):	683,972
Total Building Count:	1