

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

Property Identification

Site Address: 3101 S US HIGHWAY 1
Map ID: 24/27N
Parcel ID: 2427-601-0069-000-3
Zoning: C3
Account #: 31651
Use Type: 4200
Sec/Town/Range: 27/35S/40E
Jurisdiction: Fort Pierce

Ownership

Visconti Holdings LLC
4300 S US Highway 1 Ste 203-33
Jupiter, FL 33477-1198

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- LOT 187-LESS
FEC RR R/W ANDLESS US 1 AND LESS TO STATE OF
FLORIDA AS IN OR 252-1632- (OR 3888-2542)

Current Values

Just/Market: \$2,386,400 Assessed: \$2,386,400 Year
Exemptions: \$0 Taxable: \$2,386,400 2017 \$2,386,400
2016 \$2,346,500
2015 \$2,305,800

Historical Values 3-year

Assessed Exemptions Taxable
\$2,386,400 \$0 \$2,386,400
\$2,346,500 \$0 \$2,346,500
\$2,305,800 \$0 \$2,305,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-06-2016	3888 / 2542	0002	WD	Dunshee Roger W	\$2,500,000
05-07-2003	1710 / 0042	XX00	WD	Olde Tyme Construction Inc	\$2,150,000
01-03-2002	1478 / 2090	XX00	SP	Lowes Of Florida Inc #254	\$1,425,000

Primary Building Information

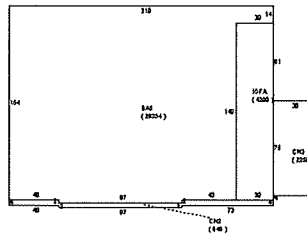
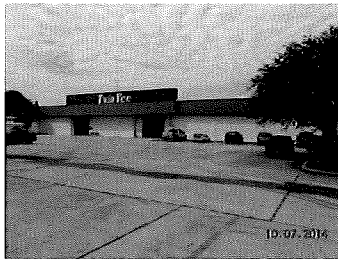
Finished Area of this building: 32,534 SF
Gross Area of this building: 35,624 SF

Exterior Data

View: Roof Cover: Sheet Metal Roof Structure: Steel Truss Building Type: INDM
Year Built: 1985 Frame: Grade: Y_D+ Effective Year: 1985
Primary Wall: Corr Metal Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	74,194
Gross Area (SF):	89,534
Land Size (acres):	7.27
Land Size (SF):	316,761
Total Building Count:	4

Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	3	1985
BARB WIRE	1	1480	1985
CHAINLINK 6'	1	1480	1985
CONCRETE LOW	1	91500	1985
CEMENT CURB	1	318	1985
SINGLE LIGHT	1	14	1985

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