

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

**Property Identification**

Site Address: 1889 N US HIGHWAY 1  
 Sec/Town/Range: 33/34S/40E  
 Map ID: 14/33S  
 Zoning: C3

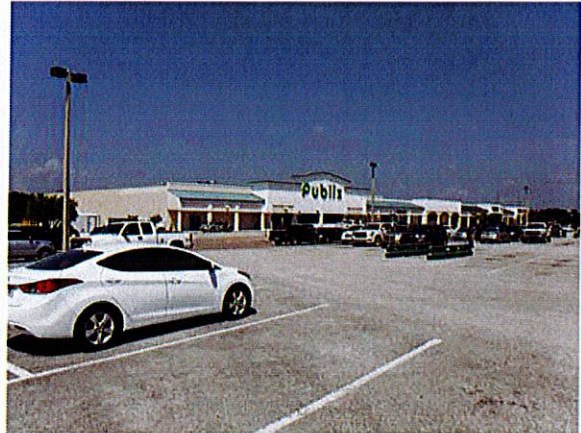
Parcel ID: 1433-440-0005-000-0  
 Account #: 11539  
 Use Type: 1600  
 Jurisdiction: Fort Pierce

**Ownership**

Real Sub LLC  
 PO Box 32018  
 Lakeland, FL 33802

**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 4110-1176)



**Total Areas**

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

**Current Values**

Just/Market Value:	\$3,883,500
Assessed Value:	\$3,883,500
Exemptions:	\$0
Taxable Value:	\$3,883,500

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
Mar 9, 2018	4110 / 1176	0205	SP	Taylor Creek LLC	\$6,700,000
May 19, 2004	1982 / 0953	XX01	WD	Taylor Creek Commons LLC,	\$5,700,000
Aug 18, 2003	1790 / 2937	XX00	WD	Taylor Creek Associates Ltd,	\$3,175,000
Jul 25, 1989	0647 / 0400	XX01	WD	John E Corbally	\$100
Aug 31, 1988	0611 / 1487	XX01	WD	John E Corbally	\$100
Sep 1, 1984	0458 / 0008	XX01	CV		\$0
Dec 1, 1983	0426 / 1229	XX01	CV		\$0

**Building Information (1 of 1)**

Finished Area: 54,890 SF  
 Gross Total Area: 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

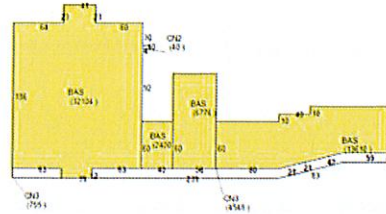
Secondary Wall:

Interior Data

Bedrooms: 0  
 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: Vinyl Tiles  
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	54890	54890	1908
CN2	CANOPY	40	0	28
CN3	CANOPY	5303	0	937

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$2,343,600					
Land:	\$1,539,900					
Just/Market:	\$3,883,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$3,883,500					
Exemption(s):	\$0					
Taxable:	\$3,883,500					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	136.7	Fort Pierce Stormwater Charge	\$7,381.80

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
2017	\$3,883,500	\$3,883,500	\$0	\$3,883,500
2016	\$3,866,800	\$3,866,800	\$0	\$3,866,800
2015	\$3,823,500	\$3,823,500	\$0	\$3,823,500

## Permits

Number	Issue Date	Description	Amount	Fee
BP2006-297	Apr 18, 2006	Roof	\$92,500	\$925
BP2006-415	Jun 2, 2006	Roof	\$132,000	\$1,320
C00-000598	Jul 11, 2000	Demolition	\$0	\$0
F00-0001271	Oct 24, 2000	Heat and Air Conditioning	\$28,729	\$0
F00-000399	Mar 29, 2000	Dock	\$1,000	\$0
F00-000598	Aug 7, 2000	Alterations/Remodeling	\$500,000	\$0
F00-000598	Aug 7, 2000	Roof	\$1,000	\$0
F00-000598A	Aug 7, 2000	Heat and Air Conditioning	\$0	\$0
F00-000689	Jun 23, 2000	Alterations/Remodeling	\$19,000	\$0
F00-000730	Jun 14, 2000	Demolition	\$0	\$0
F000689	Jun 23, 2000	Alterations/Remodeling	\$19,000	\$0
F000730	Jun 14, 2000	Demolition	\$0	\$0
F900000810	Jun 26, 1990	Alterations/Remodeling	\$4,400	\$4,400
F900000819	Jul 9, 1990	Alterations/Remodeling	\$2,700	\$2,700
F900001191	Sep 26, 1990	Commercial New Construction	\$212,500	\$212,500
C51003	Oct 24, 1990	Commercial New Construction	\$4,444,400	\$4,444,400
C51004	Oct 24, 1990	Commercial New Construction	\$227,400	\$227,400
C51005	Oct 24, 1990	Commercial New Construction	\$962,400	\$962,400
C51006	Oct 24, 1990	Commercial New Construction	\$80,000	\$80,000
F93-001280	Sep 22, 1993	Alterations/Remodeling	\$5,400	\$5,400
F95-001169	Nov 1, 1995	Alterations/Remodeling	\$600	\$600
F96-000462	Apr 29, 1996	Demolition	\$2,000	\$2,000
F96-000645	Jun 11, 1996	Alterations/Remodeling	\$40,000	\$40,000
F96-000646	Jul 1, 1996	Sprinkler System	\$1,400	\$1,400
DI2002-15	Oct 21, 2002	Demolition	\$0	\$100
CR2002-33	Dec 9, 2002	Alterations/Remodeling	\$28,000	\$467
EXH2002-6	Dec 9, 2002	Alterations/Remodeling	\$3,700	\$212
REF2002-8	Dec 12, 2002	Air Conditioning Only	\$1,000	\$75
CR2003104	Dec 30, 2003	Alterations/Remodeling	\$27,948	\$404
DI20045	Apr 26, 2004	Demolition	\$2,500	\$100
CR200424	May 17, 2004	Alterations/Remodeling	\$350,000	\$4,290
REF20043	Jun 1, 2004	Unknown	\$80,000	\$925
MC2005381	Jan 4, 2006	Air Conditioning Only	\$100,000	\$1,150
DI20071	Jan 19, 2007	Demolition	\$50,000	\$360
CR2006145	Mar 8, 2007	Alterations/Remodeling	\$350,000	\$4,119
0800000173	Sep 23, 2008	Unknown	\$60,000	\$750
BP08-0510	Apr 8, 2009	Alterations/Remodeling	\$800	\$30
BP10-0174	Feb 24, 2010	Alterations/Remodeling	\$4,000	\$75
BP10-0360	Apr 20, 2010	Alterations/Remodeling	\$82,000	\$861
BP10-1638	Jul 14, 2010	Alterations/Remodeling	\$5,000	\$75
BP10-1659	Jul 13, 2010	Alterations/Remodeling	\$500	\$150
BP10-0897	Apr 29, 2010	Alterations/Remodeling	\$1,850	\$150
BP10-1041	May 13, 2010	Alterations/Remodeling	\$2,235	\$158
BP10-1672	Jul 15, 2010	Alterations/Remodeling	\$582	\$150
BP11-1923	Oct 6, 2011	Alterations/Remodeling	\$250,000	\$2,598
BP11-2474	Oct 7, 2011	Plumbing	\$16,000	\$254
BP11-2519	Dec 1, 2011	Alterations/Remodeling	\$7,370	\$329
BP12-1198	Jul 3, 2012	Electric	\$43,729	\$587
BP06-0167	Feb 24, 2006	Roof	\$15,700	\$157
BP13-0669	Feb 11, 2013	Electric	\$1,900	\$162
BP15-3190	Feb 17, 2016	Alterations/Remodeling	\$29,000	\$300
BP16-1672	Jun 29, 2016	Plumbing	\$23,000	\$0
BP16-0606	Apr 12, 2016	Electric	\$2,000	\$0
BP00-0393	Dec 6, 2017	Dock	\$1,000	\$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.

© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.