

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

### Property Identification

Site Address: 1100 COLONNADES DR  
 Sec/Town/Range: 01/35S/40E  
 Map ID: 24/02N  
 Zoning: C5

Parcel ID: 2401-501-0331-220-2

Account #: 14855

Use Type: 1600

Jurisdiction: Fort Pierce

### Ownership

B & L Development LLC.  
 1102 Colonnades Drive  
 Fort Pierce, FL 34949

### Legal Description

FT PIERCE BEACH S/D BLK 23 FROM SW COR OF BLK 22 REVISED MAP OF FT PIERCE BCH S/D AS RECORDED INPL BK 8-29 RUN S 17 DEG 09 MIN E 50 FT TO PT ON S R/W CARLTON CT, TH S 72 DEG 51 MIN W ALG SD R/W 850.35 FT FOR POB, TH CONT S 72 DEG 51 MIN W ALG SD R/W 159.24 FT, TH N 49 DEG 13 MIN W 71.3 FT TO P OF C OF CURVE CONC TO S, RAD OF 22.87 FT CA OF 139 DEG 04 MIN 30 SEC RUN AN ARC DIST OF 55.51 FT TO PT OF REVERSE CURVATURE, TH RUN SLY ALGARC OF CURVE CONC TO W, RAD OF 623.6 FT CA OF 15 DEG 16 MIN 11 SEC DIST OF 166.19 FT, TH N 88 DEG 21 MIN E 247.09 FT, TH N 01 DEG 39 MIN W 179.67 FT TO POB (OR 1738-1812)



### Current Values

Just/Market Value: \$868,800  
 Assessed Value: \$675,881  
 Exemptions: \$0  
 Taxable Value: \$675,881

### Total Areas

Finished/Under Air (SF): 8,000  
 Gross Sketched Area (SF): 9,949  
 Land Size (acres): 0.95  
 Land Size (SF): 41,599

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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
Jun 13, 2003	1738 / 1812	XX01	WD	Benitez Oswaldo D	\$600,000
Jun 3, 1999	1227 / 2272	XX04	WD	Benitez Oswaldo D	\$30,000
Nov 10, 1993	0870 / 1683	XX01	PR	Dominic Procinio	\$100
May 1, 1979	0309 / 2687	XX00	CV		\$300,000
Nov 1, 1974	0240 / 0095	XX01	CV		\$185,000

### Building Information (1 of 2)

Finished Area: 4,000 SF

Gross Sketched Area: 4,864 SF

#### Exterior Data

View:

Building Type: NSCT

Grade: Y D+

Roof Cover: Tar & Gravel

Year Built: 1975

Effective Year: 1988

Roof Structure: BarJst/Rigid

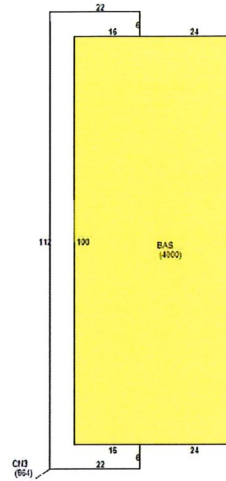
Frame:

Primary Wall: CB Stucco

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

**Interior Data**  
 Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	4000	4000	280
CN3	CANOPY	864	0	300

**Building Information (2 of 2)**

Finished Area: 4,000 SF

Gross Sketched Area: 5,085 SF

View:  
 Building Type: NSCT  
 Grade: Y\_D+  
 Story Height: 1 Story

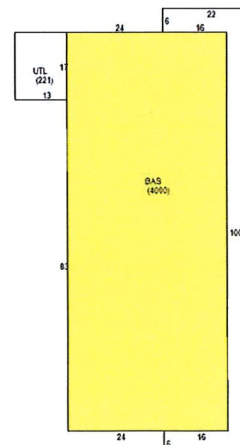
**Exterior Data**  
 Roof Cover: Tar & Gravel  
 Year Built: 1975  
 Effective Year: 1988  
 No. Units: 8

Roof Structure: BarJst/Rigid  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

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

**Interior Data**  
 Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	4000	4000	280
CN3	CANOPY	864	0	300
UTL	UTILITY ROOM	221	0	60

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CEMENT CURB	1	210	1972
ASPI HIGH	1	11280	1972
CONCRETE LOW	1	1592	1972
CBSWall8"Blk	1	1000	1972
SINGLE LIGHT	1	2	1975

**Current Year Values**

Current Values Breakdown

Building:	\$161,600
Land:	\$707,200
Just/Market:	\$868,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$192,919
Assessed:	\$675,881
Exemption(s):	\$0
Taxable:	\$675,881

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	13.2	Fort Pierce Stormwater Charge	\$910.80

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
2018	\$868,800	\$675,881	\$0	\$675,881
2017	\$707,500	\$614,438	\$0	\$614,438
2016	\$707,500	\$558,580	\$0	\$558,580

**Permits**

Number	Issue Date	Description	Amount	Fee
F89000291B	Apr 1, 1989	Additions to existing construction	\$1,000	\$1,000
F89000291E	Apr 1, 1989	Additions to existing construction	\$100	\$100
F89000291M	Apr 1, 1989	Additions to existing construction	\$500	\$500
F95-000863	Aug 17, 1995	Alterations/Remodeling	\$3,000	\$3,000
F96-000318	Mar 27, 1996	Roof	\$12,500	\$12,500
F98-000401	Apr 15, 1998	Demolition	\$0	\$0
F99-000117	Feb 2, 1999	Roof	\$6,000	\$6,000
F01-1571	Nov 26, 2001	Heat and Air Conditioning	\$2,800	\$153
CR2003108	Dec 29, 2003	Alterations/Remodeling	\$32,000	\$505
AW20043	Feb 27, 2004	Awning/Shutters	\$3,738	\$187
RF20041186	Oct 27, 2004	Roof	\$40,000	\$0

TENT200610	Apr 17, 2006	Unknown	\$0	\$75
BP12-1607	Sep 5, 2012	Air Conditioning Only	\$3,600	\$155
BP14-2582	Oct 10, 2014	Air Conditioning Only	\$4,800	\$155
BP18-1629	Jan 1, 2018	Occupancy Change	\$0	\$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

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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