

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

**Property Identification**

Site Address: 2610 ORANGE AVE  
 Sec/Town/Range: 08/35S/40E  
 Map ID: 24/08N  
 Zoning: C3

Parcel ID: 2408-507-0018-000-3  
 Account #: 20413  
 Use Type: 4800  
 Jurisdiction: Fort Pierce

**Ownership**

Pinchuk Warehouse Properties LLC  
 210 174th ST Apt 2119  
 Sunny Isles Beach, FL 33160-3345

**Legal Description**

FT PIERCE HTS BLK 4 LOTS 3, 4 AND 5-LESS S 15 FT FOR ST- AND S 1/2 OF VAC ALLEY ADJ ON N (OR 4034-2532)

**Current Values**

Just/Market Value: \$530,300  
 Assessed Value: \$530,300  
 Exemptions: \$0  
 Taxable Value: \$530,300

Taxes for this parcel: SLC Tax Collector's Office  
 Download TRIM for this parcel: Download PDF



**Total Areas**

Finished/Under Air (SF): 16,200  
 Gross Area (SF): 18,400  
 Land Size (acres): 0.49  
 Land Size (SF): 21,168

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 21, 2017	4034 / 2532	0205	WD	Olive Tree Properties Inc	\$700,000
Jan 20, 2017	3955 / 1484	0312	WD	Riteway Linen Services LLC II of Fort Pierce	\$100
Feb 1, 2016	3834 / 2022	0311	WD	Riteway Linen Services LLC II of Fort Pierce	\$1,199,900
Feb 1, 2016	3834 / 0830	0311	WD	Olive Tree Properties Inc	\$100
Nov 16, 2005	2419 / 2337	XX02	WD	Rent Wear Inc	\$447,000
Jan 22, 2004	1887 / 0339	XX01	WD	Indian River Uniform Rental	\$322,000
Jul 1, 1976	0254 / 1666	XX00	CV		\$242,000

**Building Information (1 of 1)**

Finished Area: 16,200 SF

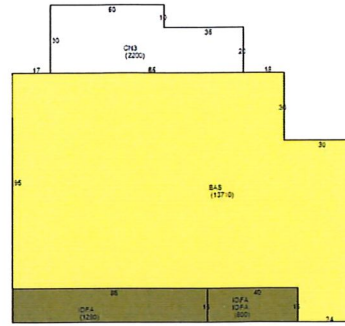
Gross Total Area: 18,400 SF

**Exterior Data**

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: INDW	Year Built: 1950	Frame:
Grade: Y_D+	Effective Year: 1975	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall: Conc Block

**Interior Data**

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: CONC GRD



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	13710	13710	520
CN3	CANOPY	2200	0	230
IOFA	INTERIOR OFFICE AVERAGE QUALITY	2490	2490	422

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	372	2000
BARB WIRE	1	332	2000
CONCRETE LOW	1	8900	2008

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$482,700					
Land:	\$47,600					
Just/Market:	\$530,300					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$530,300					
Exemption(s):	\$0					
Taxable:	\$530,300					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2008	0041	6.8	Fort Pierce Stormwater Charge	\$367.20

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	\$530,300	\$530,300	\$0	\$530,300
2017	\$486,400	\$486,400	\$0	\$486,400

## Permits

Number	Issue Date	Description	Amount	Fee
F93-000189	Feb 18, 1993	Fence	\$1,500	\$1,500
F93-000349	Mar 25, 1993	Additions to existing construction	\$5,400	\$5,400
F93-000198	May 21, 1993	Additions to existing construction	\$90,000	\$90,000
F93-00198A	May 21, 1993	Paving	\$20,000	\$20,000
F93-00349A	Jul 12, 1993	Sprinkler System	\$2,000	\$2,000
F93-00349B	Aug 17, 1993	Heat and Air Conditioning	\$2,200	\$2,200
RF20051711	Apr 21, 2005	Roof	\$68,583	\$686
0700000968	Nov 5, 2007	Alterations/Remodeling	\$60,000	\$1,450
0700001641	Jan 14, 2008	Alterations/Remodeling	\$300,000	\$6,730
BP12-1181	Jul 11, 2012	Air Conditioning Only	\$16,275	\$168
BP13-1126	Mar 21, 2013	Electric	\$2,300	\$155
BP13-1127	Mar 18, 2013	Plumbing	\$4,000	\$155
BP15-0937	May 1, 2015	Door Replacement	\$5,000	\$80
BP17-3054	Dec 8, 2017		\$2,400	\$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.

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**Property Identification**

Site Address: N 26th ST  
 Sec/Town/Range: 08/35S/40E  
 Map ID: 24/08N  
 Zoning: C3

Parcel ID: 2408-507-0063-000-3  
 Account #: 20434  
 Use Type: 1000  
 Jurisdiction: Fort Pierce

**Ownership**

Pinchuk Warehouse Properties LLC  
 210 174th ST Apt 2119  
 Sunny Isles Beach, FL 33160-3345

**Legal Description**

FT PIERCE HTS BLK 8 LOTS 15 AND 16AND W 1/2 VAC ALLEY ADJ  
 ON E AND N 1/2 VAC ALLEY ADJ ON S (OR 4034-2532)

**Current Values**

Just/Market Value: \$30,400  
 Assessed Value: \$30,400  
 Exemptions: \$0  
 Taxable Value: \$30,400

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): 0.31  
 Land Size (SF): 13,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 21, 2017	4034 / 2532	0205	WD	Olive Tree Properties Inc	\$700,000
Jan 20, 2017	3955 / 1484	0312	WD	Riteway Linen Services LLC II of Fort Pierce	\$100
Feb 1, 2016	3834 / 2022	0311	WD	Riteway Linen Services LLC II of Fort Pierce	\$1,199,900
Feb 1, 2016	3834 / 0830	0311	WD	Olive Tree Properties Inc	\$100
Nov 16, 2005	2419 / 2337	XX02	WD	Rent Wear Inc	\$447,000
Apr 1, 1983	0398 / 0131	XX01	CV		\$40,000

**Building Information (1 of 1)**

Finished Area: 0 SF  
 Gross Total Area: 0 SF

**Exterior Data**

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

**Interior Data**

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



Image  
or  
Sketch  
unavailable  
for display

**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
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**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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**Current Year Values**

Current Values Breakdown

Building:	\$0
Land:	\$30,400
Just/Market:	\$30,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$30,400
Exemption(s):	\$0
Taxable:	\$30,400

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
1999	0041	5.8	Fort Pierce Stormwater Charge	\$313.20

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	\$30,400	\$30,400	\$0	\$30,400
2017	\$30,400	\$30,400	\$0	\$30,400
2016	\$30,400	\$11,660	\$0	\$11,660

**Permits**

Number	Issue Date	Description	Amount	Fee
F89000939R	Sep 1, 1989	Roof	\$14,000	\$14,000

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

