

RETURN TO: R.N. KOBLEGARD, III, ESQ., CCOURTHOUSE BOX  This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950  Property Appraisers Parcel Identification (Folio) Number(s): 1433-701-0324-000-2	ANNEXATION AGREEMENT INDIVIDUAL
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TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2213 N. 19 <sup>TH</sup> STREET, FORT PIERCE, FL 34946 Location Address  Mailing Address (if different from location address)
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Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 1 AND 2, BLOCK 21, PARADISE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 17 day of Nov., 2016.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Rufus Alexander  
 Witness Signature  
RUFUS ALEXANDER  
 Printed Witness Signature

Leroy Lewis  
 Signature  
 Leroy Lewis, a single adult  
 Printed Signature  
 2213 N. 19<sup>th</sup> Street  
 Address  
 Fort Pierce, Florida 34946  
 City, State, Zip

Rufus Alexander  
 Witness Signature  
RUFUS ALEXANDER  
 Printed Witness Signature

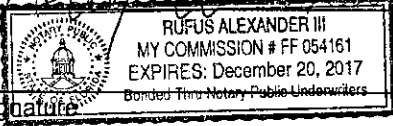
Gerald A. Lewis  
 Signature  
 Gerald A. Lewis, a single adult  
 Printed Signature  
 2213 N. 19<sup>th</sup> Street  
 Address  
 Fort Pierce, FL 34946  
 City, State, Zip

Rufus Alexander  
 Witness Signature  
RUFUS ALEXANDER  
 Printed Witness Signature

Clarence Zackery  
 Signature  
 Clarence Zackery, Jr., a single adult  
 Printed Signature  
 2213 N. 19<sup>th</sup> Street  
 Address  
 Fort Pierce, FL 34946  
 City, State, Zip

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Leroy Lewis, a single adult, Gerald A. Lewis, a single adult and Clarence Zackery, Jr., a single adult** in whose names the foregoing instrument was executed, and that they severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named persons: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL	Witness my hand and official Seal in the County and State last aforesaid this _____ day of _____ A.D. 2016. <u>Rufus Alexander</u> Notary Signature  Notary Printed Signature
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 2213 N 19th ST  
 Sec/Town/Range: 33/34S/40E  
 Map ID: 14/33S  
 Zoning: RS-4

Parcel ID: 1433-701-0324-000-2  
 Account #: 11833  
 Use Type: 0100  
 Jurisdiction: Saint Lucie County

### Ownership

Leroy Lewis  
 Gerald A Lewis  
 Clarence Zackery Jr  
 2213 N 19th St  
 Fort Pierce, FL 34946

### Legal Description

PARADISE PARK BLK 21 LOTS 1 AND 2 (OR 653-1019; 2135-2410)

### Current Values

Just/Market Value: \$104,700  
 Assessed Value: \$79,778  
 Exemptions: \$25,500  
 Taxable Value: \$54,278



### Total Areas

Finished/Under Air (SF): 1,657  
 Gross Sketched Area (SF): 2,306  
 Land Size (acres): 0.4  
 Land Size (SF): 17,550

### 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
Jan 6, 2005	2135 / 2410	XX01	WD	Lewis Louise	\$100
Aug 30, 1989	0653 / 1019	XX05	WD	Leonardis Fannie	\$5,500

### Building Information (1 of 1)

Finished Area: 1,657 SF

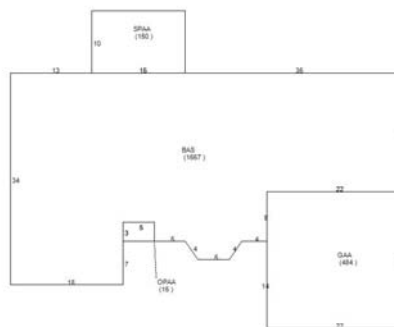
Gross Sketched Area: 2,306 SF

#### Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HC-	Year Built: 1990	Frame:
Grade: C-	Effective Year: 1990	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1657	1657	204
GAA	Garage Attached Average	484	0	88
OPAA	Open Porch Attached Average	15	0	16
SPAA	Screen Porch Attached Average	150	0	50

**Special Features and Yard Items**

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

**Current Values Breakdown**

Building:	\$96,600
Land:	\$8,100
Just/Market:	\$104,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$24,922
Assessed:	\$79,778
Exemption(s):	\$25,500
Taxable:	\$54,278

**Current Year Exemption Value Breakdown**

Tax Year	Grant Year	Code	Description	Amount
2018	2014	0500	Homestead Exemption	\$25,000
2018	2014	0550	Homestead Exemption over \$50,000	\$0
2018	2014	2300	Total & Permanent Disability	\$500

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2010	9010	1	Paradise Park Street Light Paradise Park Street Li	\$26.46

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	\$104,700	\$79,778	\$25,500	\$54,278
2017	\$99,700	\$75,933	\$25,500	\$50,433
2016	\$88,600	\$72,367	\$25,500	\$46,867

**Permits**

Number	Issue Date	Description	Amount	Fee
C52467	Apr 1, 1990	Residential New Construction	\$95,256	\$95,256
C0902-0089	Feb 9, 2009	Storm Shutters	\$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 Saint Lucie County

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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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