

<b>RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145</b> This instrument prepared by: <b>R. N. Koblegard, III, Esquire</b> <b>200 S. Indian River Drive, Suite 201</b> <b>Fort Pierce, FL 34950</b>  Property Appraisers Parcel Identification (Folio) Number(s): 2428-604-0037-000-2	<b>ANNEXATION AGREEMENT</b> <b>INDIVIDUAL</b>
To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2409 ELIZABETH AVE, FORT PIERCE, FL 34982 Location Address  Mailing Address (if different from location address)

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:

LOTS 1 AND 2, BLOCK 3, FLEETWOOD ACRES, ACCORDING TO THE PLAT THEREOF, FILED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

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 property (above-described) into the City of Fort Pierce, Florida. 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, we hereunto set our hands and seals this 12<sup>th</sup> day of July, 2016.


Signed, sealed and delivered in our presence as witnesses:

*[Signature]*  
 Witness Signature  
Lisa G. dos Santos  
 Printed Witness Signature  
*[Signature]*  
 Witness Signature  
Nkol Martin  
 Printed Witness Signature

*[Signature]*  
 Signature  
 Abadesa Flores, a single adult  
 Printed Signature  
 2409 Elizabeth Avenue  
 Address  
 Fort Pierce, Florida 34982  
 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 **Abadesa Flores, a single adult**, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's License; and that an oath was not taken.

<p><b>RUBBER STAMP NOTARY SEAL</b></p>  <p><b>Nikol Martin</b>  <b>NOTARY PUBLIC</b>  <b>STATE OF FLORIDA</b>                  Comm# FF210427                  Expires 3/16/2019</p>	Witness my hand and official Seal in the County and State last aforesaid this <u>12<sup>th</sup></u> day of July, A.D. 2016. <u><i>[Signature]</i></u> Notary Signature <u>Nikol Martin</u> Notary Printed Signature
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 2409 ELIZABETH AVE  
 Sec/Town/Range: 28/35S/40E  
 Map ID: 24/28N  
 Zoning: RS-4

Parcel ID: 2428-604-0037-000-2  
 Account #: 32465  
 Use Type: 0100  
 Jurisdiction: Saint Lucie County

### Ownership

Jorge R Ortiz Jr  
 2409 Elizabeth AVE  
 Fort Pierce, FL 34982

### Legal Description

FLEETWOOD ACRES BLK 3 LOTS 1 AND 2(0.38 AC) (OR 4008-2599)

### Current Values

Just/Market Value: \$142,900  
 Assessed Value: \$142,900  
 Exemptions: \$0  
 Taxable Value: \$142,900



### 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.

### Total Areas

Finished/Under Air (SF): 1,645  
 Gross Sketched Area (SF): 3,586  
 Land Size (acres): 0.38  
 Land Size (SF): 16,552.8

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 1, 2017	4008 / 2599	0001	WD	Flores Abadesa	\$145,000
Jun 23, 2016	3886 / 0959	0112	SP	Federal National Mortgage Assoc	\$85,000
Dec 11, 2015	3817 / 0301	0112	CT	Walker (EST) Diana L	\$0
Mar 1, 1981	0350 / 2549	XX00	CV		\$42,500

### Building Information (1 of 1)

Finished Area: 1,645 SF

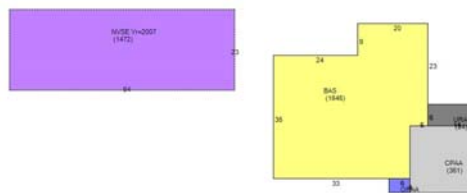
Gross Sketched Area: 3,586 SF

#### Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HC-	Year Built: 1958	Frame:
Grade: C-	Effective Year: 1978	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1645	1645	176
CPAA	Carport Attached Average	361	0	76
NVSE	Screen Enclosure for Sketch Only (Valued in SFY1)	1472	0	174
OPAA	Open Porch Attached Average	24	0	20
URAA	Utility Room Attached Average	84	0	40

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
RES POOL AVG	1	450	2007
UTILITY AVG	1	170	2007
POOL DK-AVG	1	1022	2007
POOL ENC-AVG	1	1472	2007
VINYLFENCE6'	1	197	2016

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$112,700					
Land:	\$30,200					
Just/Market:	\$142,900					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$142,900					
Exemption(s):	\$0					
Taxable:	\$142,900					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.38	North St. Lucie Water Management District	\$25.00

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	\$142,900	\$142,900	\$0	\$142,900
2017	\$123,100	\$84,205	\$50,000	\$34,205
2016	\$92,400	\$92,400	\$0	\$92,400

**Permits**

Number	Issue Date	Description	Amount	Fee
C06110358	Feb 8, 2007	Pool	\$33,633	\$0
C06110359	Feb 8, 2007	Enclosure	\$33,633	\$0
C0908-0155	Aug 20, 2009	Alterations/Remodeling	\$0	\$0
C1606-0521	Jun 24, 2016	Fence	\$0	\$0
C1607-0236	Jul 12, 2016	Plumbing	\$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](#)

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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