

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE 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):  
2428-702-0042-000/1

ANNEXATION AGREEMENT  
INDIVIDUAL

LINDA BROOME  
JUSTINA CONNELLY  
3418 SUNRISE BLVD.  
FORT PIERCE, FLORIDA 34947

TO: WATER/WASTEWATER ENGINEERING  
FORT PIERCE UTILITIES AUTHORITY  
POST OFFICE BOX 3191  
FORT PIERCE, FLORIDA 34948-3191

3418 SUNRISE BLVD., FT PIERCE, FLORIDA 34947  
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:

**LOT 1, BLOCK 3, SUNRISE HOMESITES, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.**

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRAN ~~225~~

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 18 day of August, 2017.

Signed, sealed and delivered in our presence as witnesses:

Brian Hargrave  
Witness Signature  
Brian Hargrave  
Printed Witness Signature

Linda Broome  
Linda Broome, a single woman  
Linda Broome  
Printed Signature

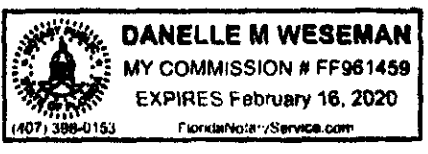
Fred Davis  
Witness Signature  
Fred Davis  
Printed Witness Signature

3418 Sunrise Blvd, Ft. Pierce, Florida 34947  
Address  
Justina Connelly  
Justina Connelly, a single woman  
Justina Connelly  
3418 Sunrise Blvd, Ft. Pierce, Florida 34947  
Address

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, Linda Broome, in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's License, 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 18<sup>th</sup> day of August A.D. 2017.

Danelle M Weeseman  
Notary Signature  
Danelle M Weeseman  
Notary Printed Signature

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 Justina Connelly, in whose name the foregoing instrument was executed, and that who severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's License, 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 18<sup>th</sup> day of August A.D. 2017.

Danelle M Weeseman  
Notary Signature  
Danelle M Weeseman  
Notary Printed Signature

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

### Property Identification

Site Address: 3418 SUNRISE BLVD  
 Sec/Town/Range: 28/35S/40E  
 Map ID: 24/28S  
 Zoning: RS-4

Parcel ID: 2428-702-0042-000-1  
 Account #: 32532  
 Use Type: 0100  
 Jurisdiction: Saint Lucie County

### Ownership

Linda Broome  
 Justina Connelly  
 3418 Sunrise BLVD  
 Fort Pierce, FL 34982

### Legal Description

SUNRISE HOMESITES S/D BLK 3 LOT 1 (0.34 AC) (OR 3994-202)

### Current Values

Just/Market Value: \$172,700  
 Assessed Value: \$172,700  
 Exemptions: \$50,000  
 Taxable Value: \$122,700



### Total Areas

Finished/Under Air (SF): 1,842  
 Gross Sketched Area (SF): 3,846  
 Land Size (acres): 0.34  
 Land Size (SF): 14,810.4

**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
Apr 27, 2017	3994 / 0202	0001	WD	Tankersley Harry	\$219,000
Jul 27, 2011	3313 / 0377	0001	WD	Covarrubias Emiliano	\$69,900
Feb 9, 2007	2760 / 2343	XX00	WD	Pouliot Christopher S	\$237,500
Apr 8, 2004	1939 / 2400	XX00	WD	Unity Of Ft Pierce Inc	\$132,000
Apr 27, 1995	0952 / 2953	XX00	WD	James H Rhoat	\$72,000
Jun 1, 1973	0215 / 1110	XX00	CV		\$44,000

### Building Information (1 of 1)

Finished Area: 1,842 SF

Gross Sketched Area: 3,846 SF

#### Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HC	Year Built: 1972	Frame:
Grade: C	Effective Year: 1980	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

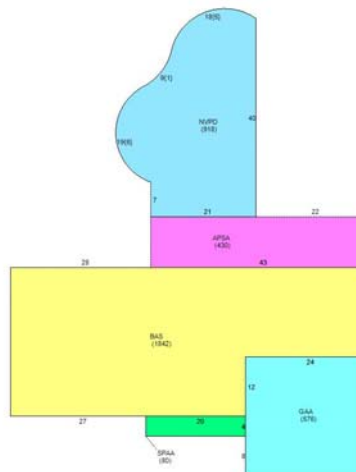
#### Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

A/C %: 100%

Heated %: 100%

Sprinkled %: N/A%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	430	0	106
BAS	BASE AREA	1842	1842	202
GAA	Garage Attached Average	576	0	96
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	918	0	123
SPAA	Screen Porch Attached Average	80	0	48

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1972
UTILITY AVG	1	324	1999
WOOD FEN 6'	1	200	1999
RES POOL AVG	1	200	2015
POOL DK-AVG	1	718	2015

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$145,700					
Land:	\$27,000	2018	2018	0500	Homestead Exemption	\$25,000
Just/Market:	\$172,700	2018	2018	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$172,700					
Exemption(s):	\$50,000					
Taxable:	\$122,700					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.34	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	\$172,700	\$172,700	\$50,000	\$122,700
2017	\$143,300	\$87,648	\$50,500	\$37,148
2016	\$107,200	\$85,846	\$50,500	\$35,346

**Permits**

Number	Issue Date	Description	Amount	Fee
C1311-0127	Nov 20, 2013	Concrete	\$0	\$0
C1402-0380	Feb 27, 2014	Window replacement	\$0	\$0
C1503-0010	Apr 8, 2015	Pool	\$0	\$0
C1803-0711	Mar 27, 2018	Air Conditioning Only	\$0	\$0
C1710-0089	Oct 5, 2017	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

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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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