

**RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX**

**ANNEXATION AGREEMENT  
 INDIVIDUAL**

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):  
 2313-414-0001-000-5

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

1955 S. JENKINS ROAD, FORT PIERCE, FL 34947

Location Address

1955 S. JENKINS ROAD, FORT PIERCE, FL 34947

Mailing Address (if different from location address)

Dear Sir:

The undersigned, GUS STONCIUS and BARBARA STONCIUS, his wife as to an undivided one-half interest, and ERIC A. STONCIUS, a married adult, as to an undivided one-half interest, as joint tenants with rights of survivorship, do 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:

BEGINS AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AND RUN NORTH ON THE WEST SIDE OF JENKINS ROAD 270 FEET FOR THE STARTING POINT OF THE LANDS HEREIN CONVEYED AND FROM SAID STARTING POINT CONTINUE NORTH OF THE WEST SIDE OF JENKINS ROAD 390 FEET; THENCE WEST 660 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 340 FEET; THENCE EAST 300 FEET; THENCE SOUTH 50 FEET, THENCE EAST 360 FEET MORE OR LESS TO SAID STARTING POINT, LESS THE EAST 40 FEET THEREOF, SAID LANDS LYING AND BEING IN 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 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 hand and seal this 19<sup>th</sup> day of September, 2011.

Signed, sealed and delivered in our presence as witnesses:

Nancy Brinson  
 Witness Signature

NANCY BRINSON  
 Printed Witness Signature

Carol M. Heintz  
 Witness Signature

CAROL M. HEINTZ  
 Printed Witness Signature

Nancy Brinson  
 Witness Signature

NANCY BRINSON  
 Printed Witness Signature

Carol M. Heintz  
 Witness Signature

CAROL M. HEINTZ  
 Printed Witness Signature

Gus Stoncius  
 Signature

Gus Stoncius

Printed Signature

1955 S. Jenkins Road

Address

Fort Pierce, FL 34947

City, State, Zip

Barbara Stoncius  
 Signature

Barbara Stoncius, his wife

Printed Signature

1955 S. Jenkins Road

Address

Fort Pierce, FL 34947

City, State, Zip

Eric A. Stoncius  
 Signature

Eric A. Stoncius

Printed Signature

1955 S. Jenkins Road

Address

Fort Pierce, FL 34947

City, State, Zip

April C. Stoncius  
 Signature

April C. Stoncius, his wife

Printed Signature

1955 S. Jenkins Road

Address

Fort Pierce, FL 34947

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 Gus Stoncius and Barbara Stoncius, his wife, 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 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 19<sup>TH</sup> day of SEPTEMBER, A.D. 2011.

Carol M. Heintz  
Notary Signature

CAROL M HEINTZ  
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 Eric A. Stoncius and April C. Stoncius, his wife, 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 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 19<sup>TH</sup> day of SEPTEMBER, A.D. 2011.

Carol M. Heintz  
Notary Signature

CAROL M. HEINTZ  
Notary Printed Signature

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

### Property Identification

Site Address: 1955 S JENKINS RD  
 Sec/Town/Range: 13/35S/39E  
 Map ID: 23/13S  
 Zoning: RS-2

Parcel ID: 2313-414-0001-000-5  
 Account #: 13762  
 Use Type: 0100  
 Jurisdiction: Saint Lucie County

### Ownership

Gus Stoncius  
 Barbara Stoncius  
 Eric A Stoncius  
 1955 S Jenkins Rd  
 Fort Pierce, FL 34947

### Legal Description

13 35 39 FROM SE COR OF SE 1/4 OF NE 1/4 OF SE 1/4 RUN N 270 FT, TH W 40 FT FOR POB, TH CONT W 320 FT, TH N 50 FT, TH W 300 FT, THN TO NW COR OF SE 1/4 OF NE 1/4 OF SE 1/4, TH E TO W R/W JENKINS RD, TH S ON R/W TO POB (5.21 AC) (OR 1063-155: 1172-1429)

### Current Values

Just/Market Value: \$251,700  
 Assessed Value: \$119,779  
 Exemptions: \$50,000  
 Taxable Value: \$69,779



### Total Areas

Finished/Under Air (SF): 1,636  
 Gross Sketched Area (SF): 2,976  
 Land Size (acres): 5.21  
 Land Size (SF): 226,947.6

**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
Aug 18, 1998	1172 / 1429	XX04	QC	Stoncius Gus	\$27,700
Feb 28, 1997	1063 / 0155	XX01	WD	Laine A Drawdy	\$115,000
Oct 1, 1981	0364 / 0607	XX00	CV		\$95,000

### Building Information (1 of 2)

Finished Area: 1,636 SF

Gross Sketched Area: 2,400 SF

#### Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Gable
Building Type: HC	Year Built: 1958	Frame:
Grade: C	Effective Year: 1958	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall: Perma Stone

#### Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
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Full Baths: 2  
 Half Baths: 0  
 A/C %: 100%

Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
APOA	Aluminium Porch (Open) Average	320	0	96
BAS	BASE AREA	1636	1636	166
CLPA	Closed Porch Average	348	0	82
PATA	Patio Average (Plain Slab)	96	0	40

**Building Information (2 of 2)**

Finished Area: 0 SF

Gross Sketched Area: 576 SF

Exterior Data

View:  
 Building Type: DGAR  
 Grade: DG  
 Story Height: 1 Story

Roof Cover: Tar & Gravel  
 Year Built: 1999  
 Effective Year: 1999  
 No. Units: 0

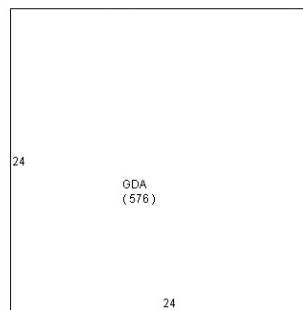
Roof Structure: Flat/Shed  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

Interior Data

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

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: %

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
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GDA      Garage Detached Average      576      0      96

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	300	1999

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$69,300					
Land:	\$182,400	2018	1999	0500	Homestead Exemption	\$25,000
Just/Market:	\$251,700	2018	2008	0550	Homestead Exemption over \$ 50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$131,921					
Assessed:	\$119,779					
Exemption(s):	\$50,000					
Taxable:	\$69,779					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	5.21	North St. Lucie Water Management District	\$91.18

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	\$251,700	\$119,779	\$50,000	\$69,779
2017	\$149,500	\$117,316	\$50,000	\$67,316
2016	\$124,300	\$114,904	\$50,000	\$64,904

**Permits**

Number	Issue Date	Description	Amount	Fee
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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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