

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):  
2428-322-0003-000-0

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

3540 S. 25<sup>TH</sup> STREET, FORT PIERCE, FL 34981

Location Address

3540 S. 25<sup>TH</sup> STREET, FORT PIERCE, FL 34981

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:

SEE THE ATTACHED LEGAL DESCRIPTION

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 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 3<sup>rd</sup> day of ~~April~~ May, 2016.

Signed, sealed and delivered in our presence as witnesses:

Courtney A Mains  
Witness Signature

Courtney a mains  
Printed Witness Signature

Ana Ruiz  
Signature

Ana Ruiz, a single adult

Printed Signature

3540 S. 25<sup>TH</sup> STREET

Address

FORT PIERCE, FL 34981

City, State, Zip

Leah Hubbard  
Witness Signature

Leah Hubbard  
Printed Witness 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 Ana Ruiz, 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 3<sup>rd</sup> day of ~~April~~ May A.D. 2016.

Leah M. Hubbard  
Notary Signature

Leah M. Hubbard  
Notary Printed Signature

PARCEL 2: From the SW corner of the NW 1/4 of the SW 1/4 of Section 28, Township 35 South, Range 40 East, run North along the Section line 367 feet; thence East 25 feet to the POB; thence continue East parallel with the South line of the NW 1/4 of the SW 1/4 638.28 feet; thence North 162 feet; thence West 638.28 feet; thence South 162 feet to the POB.

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

### Property Identification

Site Address: 3540 S 25th ST  
 Sec/Town/Range: 28/35S/40E  
 Map ID: 24/28S  
 Zoning: AR-1

Parcel ID: 2428-322-0003-000-0  
 Account #: 32178  
 Use Type: 0100  
 Jurisdiction: Saint Lucie County

### Ownership

Ana Ruiz  
 3540 S 25th St  
 Fort Pierce, FL 34981

### Legal Description

28 35 40 FROM SW COR OF NW 1/4 OF SW 1/4 OF SEC RUN N ALG SEC LI 367 FT FOR POB, TH E // WITH S LI OF NW 1/4 OF SW 1/4 663.28 FT, TH N 324 FT, TH W 663.28 FT, TH S 324 FT TO POB-LESS RD R/W AND LESS AS IN OR 630-917- (4.50 AC) (OR 3179-87)

### Current Values

Just/Market Value: \$191,200  
 Assessed Value: \$126,702  
 Exemptions: \$50,000  
 Taxable Value: \$76,702



### Total Areas

Finished/Under Air (SF): 1,275  
 Gross Sketched Area (SF): 2,993  
 Land Size (acres): 4.5  
 Land Size (SF): 196,020

**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
Mar 12, 2010	3179 / 0087	0111	QC	Martinez Cesar R	\$100
Jul 10, 2007	2848 / 1046	XX01	QC	Martinez Gaspar A	\$100
Nov 18, 2002	1614 / 2481	XX02	WD	Van Wormer Norman	\$150,000
Apr 1, 1987	0541 / 0655	XX02	CV		\$125,000
Oct 1, 1983	0415 / 1205	XX01	CV		\$0

### Building Information (1 of 2)

Finished Area: 1,275 SF

Gross Sketched Area: 2,075 SF

#### Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HC-	Year Built: 1976	Frame:
Grade: C-	Effective Year: 1976	Primary Wall: Wood/Sheath
Story Height: 1 Story	No. Units: 1	Secondary Wall:

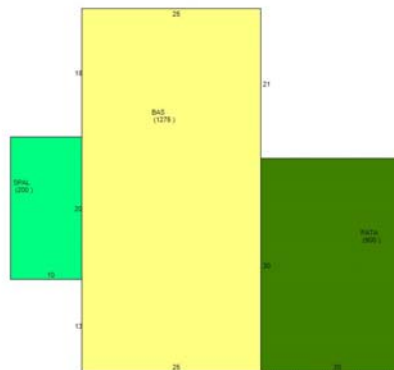
#### Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0

Half Baths: 0  
A/C %: 100%

Heat Fuel: ELEC  
Heated %: 100%

Primary Floors: Carpet  
Sprinkled %: N/A%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1275	1275	152
PATA	Patio Average (Plain Slab)	600	0	100
SPAL	Screen Porch Attached Low	200	0	60

**Building Information (2 of 2)**

Finished Area: 0 SF

Gross Sketched Area: 918 SF

**Exterior Data**

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

Roof Cover: Fibrglss Shg  
Year Built: 1976  
Effective Year: 1976  
No. Units: 0

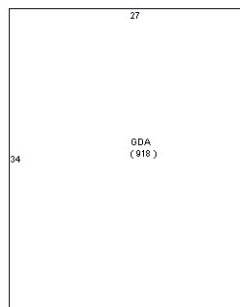
Roof Structure: Gable  
Frame:  
Primary Wall: Wood no Sh  
Secondary Wall:

**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
GDA	Garage Detached Average	918	0	122

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1976
UTILITY AVG	1	160	1999

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$66,800					
Land:	\$124,400	2018	2011	0500	Homestead Exemption	\$25,000
Just/Market:	\$191,200	2018	2011	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$64,498					
Assessed:	\$126,702					
Exemption(s):	\$50,000					
Taxable:	\$76,702					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	4.5	North St. Lucie Water Management District	\$78.75

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	\$191,200	\$126,702	\$50,000	\$76,702
2017	\$152,500	\$124,096	\$50,000	\$74,096
2016	\$125,000	\$121,544	\$50,000	\$71,544

**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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