

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):
2419-311-0001-000-4

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

2675 MCNEIL ROAD, FORT PIERCE, FL 34981

Location Address

2675 MCNEIL ROAD, 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 15th day of April, 2016.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Signature

Rebekah Dubel, his wife

Printed Signature

2675 MCNEIL ROAD

Address

FORT PIERCE, FL 34981

City, State, Zip

Witness Signature

Signature

Wayne Dubel

Printed Signature

2675 MCNEIL ROAD

Address

FORT PIERCE, FL 34981

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 Wayne Dubel and Rebekah Dubel, 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 15th day of April A.D. 2016.



Signature

Notary Printed Signature

Legal 19 35 40 N1/2 of W 190 FT of E 223 FT OF S 7.88
AC OF N 1/2 OF NE 1/4 OF SW 1/4 (o.49 AC)

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

Property Identification

Site Address: 2675 MCNEIL RD
 Sec/Town/Range: 19/35S/40E
 Map ID: 24/19S
 Zoning: CO

Parcel ID: 2419-311-0001-000-4
 Account #: 27350
 Use Type: 0100
 Jurisdiction: Saint Lucie County

Ownership

Rebekah Dubel
 2675 McNeil RD
 Fort Pierce, FL 34981

Legal Description

19 35 40 N 1/2 OF W 190 FT OF E 223 FT OF S 7.88 AC OF N 1/2 OF NE 1/4 OF SW 1/4 (0.49 AC) (OR 327-2487; 3092-2853)

Current Values

Just/Market Value: \$51,800
 Assessed Value: \$31,168
 Exemptions: \$25,000
 Taxable Value: \$6,168



Total Areas

Finished/Under Air (SF): 976
 Gross Sketched Area (SF): 976
 Land Size (acres): 0.49
 Land Size (SF): 21,344.4

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
May 26, 2009	3092 / 2853	0116	QC	Sharp Janice E	\$100
Mar 1, 1980	0327 / 2487	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 976 SF

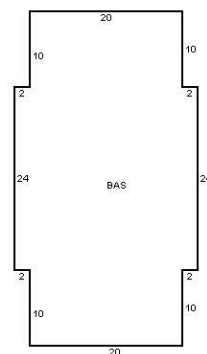
Gross Sketched Area: 976 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HD	Year Built: 1949	Frame:
Grade: D	Effective Year: 1960	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Sing Pine
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%



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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	976	976	136

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	100	1999

Current Year Values

Current Values Breakdown

Building:	\$25,000
Land:	\$26,800
Just/Market:	\$51,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$20,632
Assessed:	\$31,168
Exemption(s):	\$25,000
Taxable:	\$6,168

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	1999	0500	Homestead Exemption	\$25,000
2018	2008	0550	Homestead Exemption over \$50,000	\$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.49	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	\$51,800	\$31,168	\$25,000	\$6,168
2017	\$43,500	\$30,527	\$25,000	\$5,527
2016	\$29,900	\$29,900	\$25,000	\$4,900

Permits

Number	Issue Date	Description	Amount	Fee
C164-0407	Apr 21, 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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