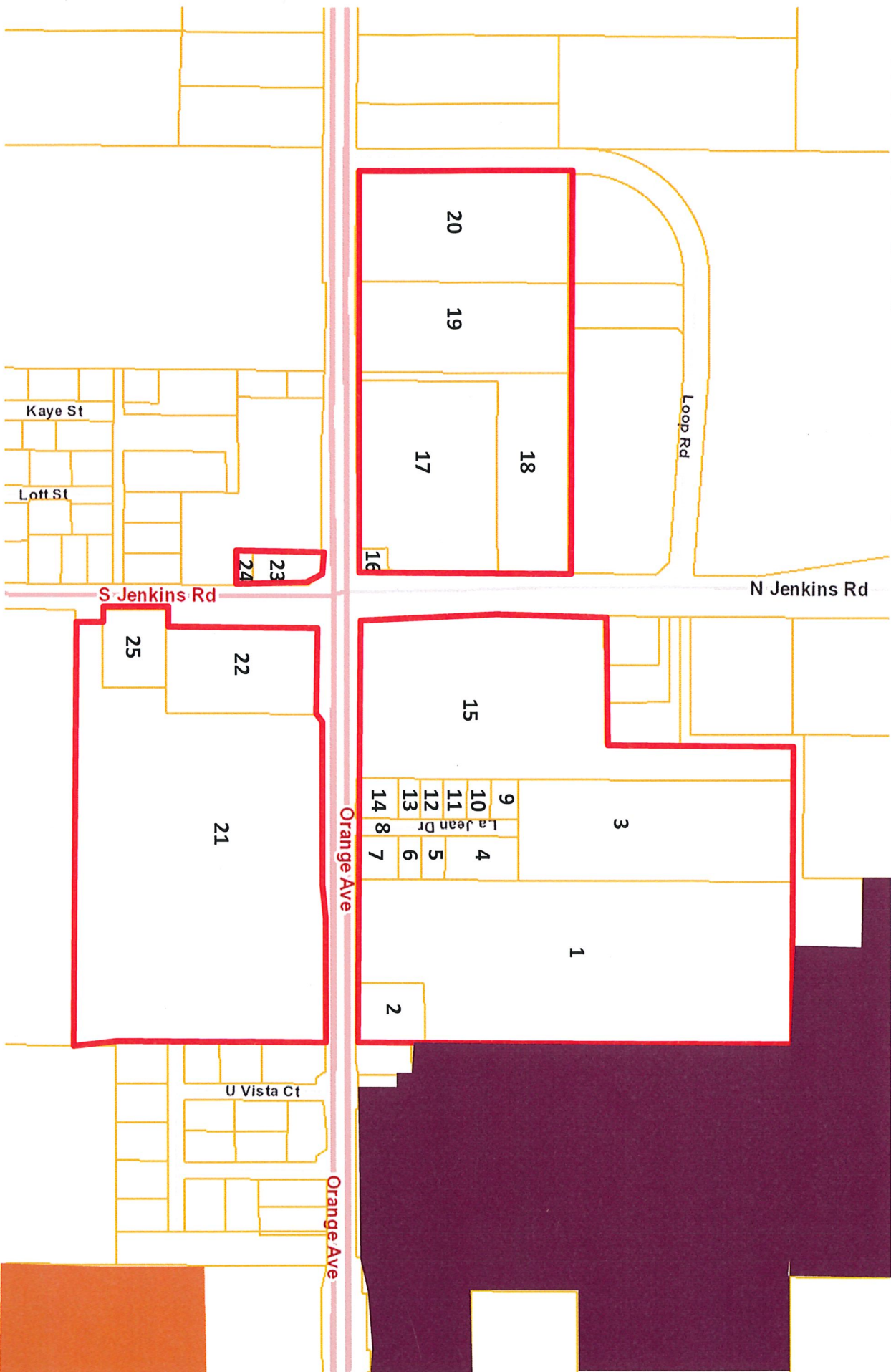


PROPERTIES TO BE ANNEXED



Property Identification

Site Address: 5410 ORANGE AVE
 Use Type: 6000
 Parcel ID: 2407-231-0001-000-2
 Jurisdiction: Saint Lucie County
 Account #: 19846
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 E 3/4 OF E 1/2 OF SW 1/4 OF NW 1/4-LESS E 20 FT AND LESS TRACT IN SE COR TO AMSLER AND LESS RD R/W- (79) (13.44 AC) (OR 1789-2994 thru 2998: 2452-2835)

Current Values

Just/Market: \$607,810
 Exemptions: \$0
 Assessed: \$377,292
 Taxable: \$377,292

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-----------|------------|-----------|
| 2022 | \$607,810 | \$377,292 | \$0 | \$377,292 |
| 2021 | \$438,740 | \$286,471 | \$0 | \$286,471 |
| 2020 | \$440,625 | \$286,461 | \$0 | \$286,461 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|-----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 08-29-2003 | 1789 / 2998 | XX04 | WD | Larsson Steven E | \$160,000 |
| 08-28-2003 | 1789 / 2996 | XX04 | WD | Larsson Steven E | \$160,000 |

Primary Building Information

Finished Area of this building: 2,400 SF
 Gross Sketched Area: 3,746 SF

Exterior Data

| | | | |
|--------------------------|-------------------------|---------------------------|----------------------|
| View: | Roof Cover: Sheet Metal | Roof Structure: Flat/Shed | Building Type: LD |
| Year Built: 2000 | Frame: | Grade: H | Effective Year: 2000 |
| Primary Wall: Corr Metal | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---------------|-----------------|-----------------------|--------------------------|
| Bedrooms: 0 | A/C %: 100% | Electric: AVERAGE | Primary Int Wall: |
| Full Baths: 0 | Heated %: 100% | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 0% | Heat Fuel: ELEC | Primary Floors: CONC GRD |



Total Areas

| | |
|---------------------------|-----------|
| Finished/Under Air (SF): | 4,734 |
| Gross Sketched Area (SF): | 6,943 |
| Land Size (acres): | 13.44 |
| Land Size (SF): | 585,446.4 |
| Total Building Count: | 2 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| CHAINLINK 6' | 1 | 800 | 2000 |

S Jenkins Rd

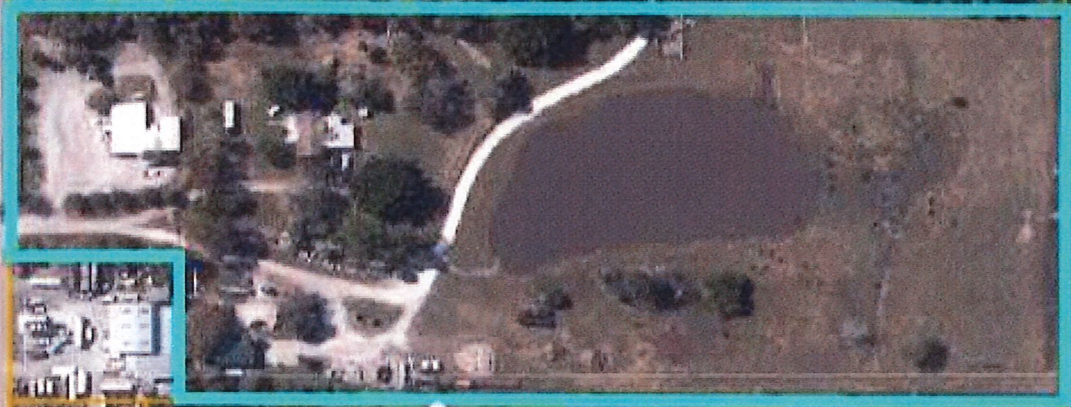
N Jenkins Rd

La Jean Dr

U Vista Ct

U Vista Ct

Orange Ave



(1 of 2)



Parcel Info: 2407-231-0001-000-2

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | 5410 ORANGE AVE |
| Jurisdiction | Saint Lucie County |
| Acres | 13.44 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)

[Comparable Sales](#)

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Property Identification

Site Address: 5310 ORANGE AVE
 Use Type: 2700
 Parcel ID: 2407-234-0004-000-2
 Jurisdiction: Saint Lucie County
 Account #: 19862
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Gerald L Groothouse
 Elizabeth J Groothouse
 5310 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 BEG ON N LI SR 68 40 FT N AND 20 FT W OF SE COR OF SW 1/4 OF NW 1/4, TH N 1 DEG 02 MIN E 205.47 FT, TH S 86 DEG 46 MIN W 173.65 FT, TH S 0 DEG 46 MIN W 204.8 FT TO N R/W SR 68, TH ELY 172.6 FT TO POB (0.82 AC) (OR 638-806)

Current Values

Just/Market: \$347,900
 Assessed: \$144,870
 Exemptions: \$0
 Taxable: \$144,870

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-----------|------------|-----------|
| 2022 | \$347,900 | \$144,870 | \$0 | \$144,870 |
| 2021 | \$131,700 | \$131,700 | \$0 | \$131,700 |
| 2020 | \$131,400 | \$131,400 | \$0 | \$131,400 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|-----------------|-----------|
| 05-18-1989 | 0638 / 0906 | XX00 | WD | John G Harrison | \$175,000 |
| 07-01-1985 | 0470 / 0272 | XX00 | CV | | \$110,000 |
| 01-01-1977 | 0262 / 1472 | XX01 | CV | | \$0 |

Primary Building Information

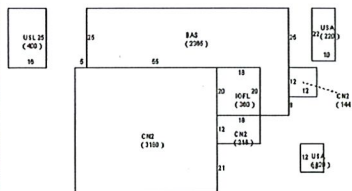
Finished Area of this building: 2,725 SF
 Gross Sketched Area: 7,005 SF

Exterior Data

| | | | |
|---------------------------|-----------------------|-----------------------|----------------------|
| View: | Roof Cover: Metal | Roof Structure: Gable | Building Type: SRCT |
| Year Built: 1948 | Frame: | Grade: Y_D | Effective Year: 1948 |
| Primary Wall: Wood/Sheath | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---------------|-----------------|-------------------|--------------------------|
| Bedrooms: 0 | A/C %: 0% | Electric: AVERAGE | Primary Int Wall: |
| Full Baths: 0 | Heated %: 0% | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 0% | Heat Fuel: | Primary Floors: CONC GRD |



Total Areas

| | |
|---------------------------|----------|
| Finished/Under Air (SF): | 2,725 |
| Gross Sketched Area (SF): | 7,005 |
| Land Size (acres): | 0.82 |
| Land Size (SF): | 35,719.2 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| CONCRETE LOW | 1 | 12835 | 1950 |
| BARB WIRE | 1 | 615 | 1950 |
| CHAINLINK 6' | 1 | 615 | 1950 |



(1 of 4)



Parcel Info: 2407-234-0004-000-2

Owner Gerald L Groothouse

Site Address 5310 ORANGE AVE

Jurisdiction Saint Lucie County

Acres 0.82

Last Sale Date 5/18/1989

Last Sale Price \$175000

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[Comparable Sales](#)

Property Identification

Site Address: LA JEAN DR Parcel ID: 2407-231-0002- Account #: 19847 Sec/Town/Range: 07/35S/40E
 Use Type: 6000 Jurisdiction: Saint Lucie County Map ID: 24/07N Zoning: RS-2 - Cou

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 W 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 AND E 132 FT OF W 1/2 OF SW 1/4 OF NW 1/4-LESS S 525 FT (5.63 AC) (OR 1295-1676: 1297-835 THRU 839: 2452-2835)

Current Values

Just/Market: \$400,720 Assessed: \$132,565
 Exemptions: \$0 Taxable: \$132,565

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-----------|------------|-----------|
| 2022 | \$400,720 | \$132,565 | \$0 | \$132,565 |
| 2021 | \$278,460 | \$120,584 | \$0 | \$120,584 |
| 2020 | \$242,105 | \$109,692 | \$0 | \$109,692 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|-----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 04-25-2000 | 1295 / 1676 | XX00 | WD | Pierce Donald R | \$120,000 |
| 04-19-1995 | 0952 / 0672 | XX00 | WD | Hawke David J | \$93,000 |

Primary Building Information

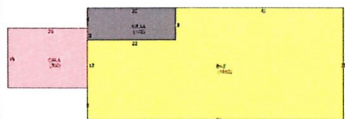
Finished Area of this building: 1,616 SF
 Gross Sketched Area: 2,092 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Hip Building Type: SFAV
 Year Built: 1948 Frame: Grade: SFAV-Fair Effective Year: 1958
 Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:
 Full Baths: 1 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0
 Half Baths: 1 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Carpet



Total Areas

| | |
|---------------------------|-----------|
| Finished/Under Air (SF): | 1,616 |
| Gross Sketched Area (SF): | 2,092 |
| Land Size (acres): | 5.63 |
| Land Size (SF): | 245,242.8 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|-------------|-----|-------|----------|
| UTILITY AVG | 1 | 80 | 2017 |



Parcel Info: 2407-231-0002-000-9

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | LA JEAN DR |
| Jurisdiction | Saint Lucie County |
| Acres | 5.63 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

N Jenkins Rd



Property Identification

Site Address: 98 LA JEAN DR
 Use Type: 0100
 Parcel ID: 2407-231-0002-140-2
 Jurisdiction: Saint Lucie County
 Account #: 19857
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

07 35 40 N 220 FT OF S 525 FT OF E 125 FT OF W 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 (O.63 AC) (OR 1082/1397: 2452-2835)

Current Values

Just/Market: \$146,500
 Assessed: \$75,478
 Exemptions: \$0
 Taxable: \$75,478

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$146,500 | \$75,478 | \$0 | \$75,478 |
| 2021 | \$80,900 | \$68,617 | \$0 | \$68,617 |
| 2020 | \$75,300 | \$61,198 | \$0 | \$61,198 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 06-04-1997 | 1082 / 1397 | XX00 | WD | Pierce Mary J | \$46,500 |
| 02-01-1986 | 0492 / 0344 | XX01 | CV | | \$0 |

Primary Building Information

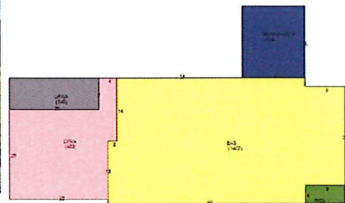
Finished Area of this building: 1,402 SF
 Gross Sketched Area: 2,284 SF

Exterior Data

View: Roof Cover: Metal
 Year Built: 1948 Frame:
 Primary Wall: CB Stucco Story Height: 1 Story
 Roof Structure: Gable
 Grade: SFAV-Avg
 No. Units: 1
 Building Type: SFAV
 Effective Year: 1958
 Secondary Wall:

Interior Data

Bedrooms: 3 A/C %: 100%
 Full Baths: 2 Heated %: 100%
 Half Baths: 0 Sprinkled %: N/A
 Electric: AVERAGE
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Hardwood



Total Areas

| | |
|---------------------------|----------|
| Finished/Under Air (SF): | 1,402 |
| Gross Sketched Area (SF): | 2,284 |
| Land Size (acres): | 0.63 |
| Land Size (SF): | 27,442.8 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| Driv-Concret | 1 | 500 | |
| CHAINLINK 4' | 1 | 186 | 2018 |

N Jenkins Rd

Orange Ave

Orange Ave

La Jean Dr

(1 of 2)

Parcel Info: 2407-231-0002-140-2

Owner Cypress Knee LLC

Site Address 98 LA JEAN DR

Jurisdiction Saint Lucie County

Acres 0.63

Last Sale Date 12/30/2005

Last Sale Price \$100

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[Comparable Sales](#)

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Property Identification

| | | | |
|-----------------------------|----------------------------------|------------------|----------------------------|
| Site Address: 56 LA JEAN DR | Parcel ID: 2407-231-0002-130-9 | Account #: 19856 | Sec/Town/Range: 07/35S/40E |
| Use Type: 0100 | Jurisdiction: Saint Lucie County | Map ID: 24/07N | Zoning: Comm Genra |

Ownership

Cypress Knee LLC
5500 Orange Ave
Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 830.35 FT, TH N 305 FT FOR POB, TH RUN W 125 FT, TH S 70 FT, TH E 125 FT, TH N 70 FT TO POB (0.20 AC) (OR 1071-943: 1098-112: 2452-2835)

Current Values

| | | | |
|--------------|----------|-----------|----------|
| Just/Market: | \$95,200 | Assessed: | \$62,161 |
| Exemptions: | \$0 | Taxable: | \$62,161 |

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$95,200 | \$62,161 | \$0 | \$62,161 |
| 2021 | \$61,600 | \$56,510 | \$0 | \$56,510 |
| 2020 | \$56,900 | \$51,373 | \$0 | \$51,373 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 09-05-1997 | 1098 / 0112 | XX01 | QC | Joseph G Miller | \$100 |
| 04-14-1997 | 1071 / 0943 | XX00 | WD | | \$41,000 |

Primary Building Information

Finished Area of this building: 812 SF
Gross Sketched Area: 1,592 SF

Exterior Data

| | | | |
|--------------------------|-----------------------|-----------------------|----------------------|
| View: | Roof Cover: Metal | Roof Structure: Gable | Building Type: SFAV |
| Year Built: 1957 | Frame: | Grade: SFAV-Fair | Effective Year: 1965 |
| Primary Wall: Conc Block | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---------------|-------------------|-----------------------|------------------------------|
| Bedrooms: 3 | A/C %: 100% | Electric: AVERAGE | Primary Int Wall: |
| Full Baths: 2 | Heated %: 100% | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: N/A% | Heat Fuel: ELEC | Primary Floors: Tile-Ceramic |



Total Areas

| | |
|---------------------------|-------|
| Finished/Under Air (SF): | 812 |
| Gross Sketched Area (SF): | 1,592 |
| Land Size (acres): | 0.2 |
| Land Size (SF): | 8,712 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---------------|-----|-------|----------|
| Driv-Concret | 1 | 600 | 1957 |
| CHAINLINK 4' | 1 | 90 | 1980 |
| UTILITY AVG | 1 | 64 | 1999 |
| Fen WoodSB 4' | 1 | 120 | 1999 |

N Jenkins Rd

Orange Ave

Orange Ave

La Jean Dr

(1 of 2)

Parcel Info: 2407-231-0002-130-9

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | 56 LA JEAN DR |
| Jurisdiction | Saint Lucie County |
| Acres | 0.20 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

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Property Identification

Site Address: 42 LA JEAN DR
 Use Type: 0100

Parcel ID: 2407-231-0002-120-6
 Jurisdiction: Saint Lucie County

Account #: 19855
 Map ID: 24/07N

Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 830.35 FT, TH N 165 FT FOR POB, TH CONT N70 FT, TH W 125 FT, TH S 70 FT, TH E 125 FT TO POB (0.20 AC) (OR 572-527: 2452-2835)

Current Values

Just/Market: \$91,200
 Exemptions: \$0

Assessed: \$54,917
 Taxable: \$54,917

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$91,200 | \$54,917 | \$0 | \$54,917 |
| 2021 | \$58,200 | \$49,925 | \$0 | \$49,925 |
| 2020 | \$53,600 | \$45,387 | \$0 | \$45,387 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 11-01-1987 | 0572 / 0527 | XX01 | CV | | \$0 |
| 05-01-1979 | 0309 / 2215 | XX00 | CV | | \$22,500 |

Primary Building Information

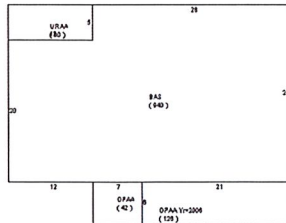
Finished Area of this building: 940 SF
 Gross Sketched Area: 1,168 SF

Exterior Data

| | | | |
|--------------------------|-----------------------|-----------------------|----------------------|
| View: | Roof Cover: Metal | Roof Structure: Gable | Building Type: SFAV |
| Year Built: 1956 | Frame: | Grade: SFAV-Fair | Effective Year: 1963 |
| Primary Wall: Conc Block | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

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



Total Areas

| | |
|---------------------------|-------|
| Finished/Under Air (SF): | 940 |
| Gross Sketched Area (SF): | 1,168 |
| Land Size (acres): | 0.2 |
| Land Size (SF): | 8,712 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---------------|-----|-------|----------|
| Driv-Concret | 1 | 500 | 1956 |
| CHAINLINK 6' | 1 | 60 | 1979 |
| Fen WoodSB 6' | 1 | 130 | 1999 |
| Fen WoodSB 4' | 1 | 36 | 1999 |

N Jenkins Rd

Orange Ave

Orange Ave

La Jean Dr

(1 of 2)

Parcel Info: 2407-231-0002-120-6

Owner Cypress Knee LLC

Site Address 42 LA JEAN DR

Jurisdiction Saint Lucie County

Acres 0.20

Last Sale Date 12/30/2005

Last Sale Price \$100

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

Property Identification

Site Address: 5420 ORANGE AVE
 Use Type: 1900
 Parcel ID: 2407-231-0002-110-3
 Jurisdiction: Saint Lucie County
 Account #: 19854
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 830.35 FT, TH N 40 FT FOR POB, TH CONT N 125 FT, TH W 125 FT, TH S 125 FT, TH E 125 FT TO POB (0.36 AC) (OR 627-1888: 2452-2835)

Current Values

Just/Market: \$165,100
 Exemptions: \$0
 Assessed: \$96,231
 Taxable: \$96,231

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$165,100 | \$96,231 | \$0 | \$96,231 |
| 2021 | \$90,300 | \$87,483 | \$0 | \$87,483 |
| 2020 | \$85,100 | \$79,530 | \$0 | \$79,530 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 03-03-1989 | 0627 / 1888 | XX00 | WD | John G Harrison | \$50,500 |
| 09-01-1986 | 0514 / 2300 | XX01 | CV | | \$0 |

Primary Building Information

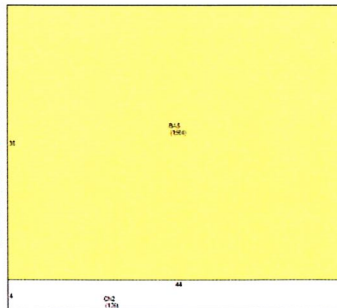
Finished Area of this building: 1,584 SF
 Gross Sketched Area: 1,760 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Gable Building Type: LROF
 Year Built: 1956 Frame: Conc Blk Grade: Y_C Effective Year: 1976
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall: Hardi Plank

Interior Data

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



Total Areas

| | |
|---------------------------|----------|
| Finished/Under Air (SF): | 1,584 |
| Gross Sketched Area (SF): | 1,760 |
| Land Size (acres): | 0.36 |
| Land Size (SF): | 15,681.6 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| CHAINLINK 6' | 1 | 104 | 2021 |

N Jenkins Rd

Orange Ave

Orange Ave

La Jean Dr

(2 of 3)

Parcel Info: 2407-231-0002-110-3

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | 5420 ORANGE AVE |
| Jurisdiction | Saint Lucie County |
| Acres | 0.36 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

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[Comparable Sales](#)

Property Identification

Site Address: ORANGE AV EXT Use Type: 9400 Parcel ID: 2407-231-0002-150-5 Jurisdiction: Saint Lucie County Account #: 19858 Map ID: 24/07N Sec/Town/Range: 07/35S/40E Zoning: ROW

Ownership

Cypress Knee LLC
5500 Orange Ave
Fort Pierce, FL 34947

Legal Description

07 35 40 S 525 FT OF W 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 AND E 132 FT OF W 1/2 OF SW 1/4 OF NW 1/4-LESS E 125 FT AND LESS W 125 FT AND LESS RD R/W AND LESS THAT PART OF SW 1/4 OF NW 1/4 FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT, TH N 89 42 09 E 632.98 FT, TH N 00 17 51 W 40 FT, TH N 89 42 09 E 22.64 FT TO POB, TH N 00 05 45 E 4.92 FT, TH N 89 42 09 E 3.94 FT, TH S 00 05 45 W 4.92 FT, TH S 89 42 09 W 50 FT TO POB- (0.59 AC) (DB 88-34, 121) (OR 1252-96, 98: 1455-974: 2452-2835)

Current Values

Just/Market: \$100 Assessed: \$100
Exemptions: \$0 Taxable: \$100

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|---------|
| 2022 | \$100 | \$100 | \$0 | \$100 |
| 2021 | \$100 | \$100 | \$0 | \$100 |
| 2020 | \$100 | \$100 | \$0 | \$100 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|-------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 04-30-1999 | 1252 / 0098 | XX01 | WD | Hawke Patricia A | \$100 |
| 04-30-1999 | 1252 / 0096 | XX01 | PR | Taylor Annie J | \$100 |

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure: Building Type:
Year Built: N/A Frame: Grade: Effective Year: N/A
Primary Wall: Story Height: No. Units: 0 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:
Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



Image or Sketch unavailable for display

Total Areas

| | |
|---------------------------|--------|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 0.6 |
| Land Size (SF): | 26,136 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|------|-----|-------|----------|
|------|-----|-------|----------|

Parcel Info: 2407-231-0002-150-5

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | ORANGE AV EXT |
| Jurisdiction | Saint Lucie County |
| Acres | 0.60 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

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N Jenkins Rd

Orange Ave

Jean Dr

Orange Ave

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Property Identification

Site Address: 105 LA JEAN DR
 Use Type: 0100
 Parcel ID: 2407-231-0002-050-4
 Jurisdiction: Saint Lucie County
 Account #: 19848
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH N 445 FT FOR POB, TH CONT N80 FT, TH E 125 FT, TH S 80 FT, TH W 125 FT TO POB (0.23 AC) (OR 572-528: 2452-2835)

Current Values

Just/Market: \$118,800
 Exemptions: \$0
 Assessed: \$78,142
 Taxable: \$78,142

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$118,800 | \$78,142 | \$0 | \$78,142 |
| 2021 | \$76,900 | \$71,039 | \$0 | \$71,039 |
| 2020 | \$68,600 | \$64,581 | \$0 | \$64,581 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 11-01-1987 | 0572 / 0528 | XX01 | CV | | \$0 |
| 02-01-1983 | 0394 / 2157 | XX00 | CV | | \$33,000 |

Primary Building Information

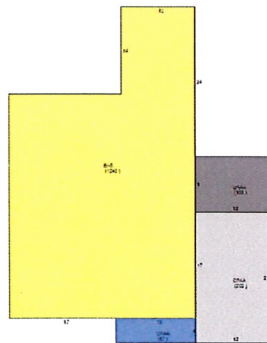
Finished Area of this building: 1,248 SF
 Gross Sketched Area: 1,660 SF

Exterior Data

View: Roof Cover: Metal
 Year Built: 1961 Frame:
 Primary Wall: Conc Block Story Height: 1 Story
 Roof Structure: Gable
 Grade: SFAV-Fair
 No. Units: 1
 Building Type: SFAV
 Effective Year: 1970
 Secondary Wall:

Interior Data

Bedrooms: 3 A/C %: 100%
 Full Baths: 1 Heated %: 100%
 Half Baths: 0 Sprinkled %: N/A
 Electric: AVERAGE
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic



Total Areas

| | |
|---------------------------|----------|
| Finished/Under Air (SF): | 1,248 |
| Gross Sketched Area (SF): | 1,660 |
| Land Size (acres): | 0.23 |
| Land Size (SF): | 10,018.8 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---------------|-----|-------|----------|
| Driv-Concret | 1 | 600 | 1961 |
| CHAINLINK 4' | 1 | 120 | 1990 |
| Fen WoodSB 6' | 1 | 70 | 1999 |

N Jenkins Rd

Orange Ave

La Jean Dr

(1 of 2) X

Parcel Info: 2407-231-0002-050-4

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | 105 LA JEAN DR |
| Jurisdiction | Saint Lucie County |
| Acres | 0.23 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

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Property Identification

Site Address: 93 LA JEAN DR
 Use Type: 0100
 Parcel ID: 2407-231-0002-060-7
 Jurisdiction: Saint Lucie County
 Account #: 19849
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH RUN N 375 FT FOR POB, TH CONT N 70 FT, TH RUN E 125 FT, TH RUN S 70 FT, TH RUN W 125 FT TO POB (69B) (0.20 AC) (OR 1360-2087: 2452-2835)

Current Values

Just/Market: \$129,700
 Assessed: \$91,392
 Exemptions: \$0
 Taxable: \$91,392

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$129,700 | \$91,392 | \$0 | \$91,392 |
| 2021 | \$89,900 | \$83,084 | \$0 | \$83,084 |
| 2020 | \$83,900 | \$75,531 | \$0 | \$75,531 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 02-01-2001 | 1360 / 2087 | XX00 | WD | Brandt Eleanor G | \$51,500 |
| 01-01-1900 | | | | | \$0 |

Primary Building Information

Finished Area of this building: 1,755 SF
 Gross Sketched Area: 2,151 SF

Exterior Data

View: Roof Cover: Metal
 Year Built: 1957
 Primary Wall: Conc Block

Roof Structure: Gable
 Frame:
 Story Height: 1 Story

Roof Structure: Gable
 Grade: SFAV-Fair
 No. Units: 1

Building Type: SFAV
 Effective Year: 1970
 Secondary Wall:

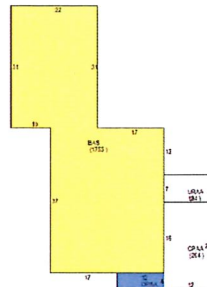
Interior Data

Bedrooms: 2
 Full Baths: 2
 Half Baths: 0

A/C %: 100%
 Heated %: 100%
 Sprinkled %: N/A%

Electric: AVERAGE
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic



Total Areas

| | |
|---------------------------|-------|
| Finished/Under Air (SF): | 1,755 |
| Gross Sketched Area (SF): | 2,151 |
| Land Size (acres): | 0.2 |
| Land Size (SF): | 8,712 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---------------|-----|-------|----------|
| Driv-Concret | 1 | 600 | 1957 |
| CHAINLINK 4' | 1 | 70 | 1999 |
| Fen WoodSB 4' | 1 | 44 | 1999 |

N Jenkins Rd

Orange Ave

La Jean Dr

(1 of 3) X

Parcel Info: 2407-231-0002-060-7

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | 93 LA JEAN DR |
| Jurisdiction | Saint Lucie County |
| Acres | 0.20 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

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Property Identification

Site Address: 75 LA JEAN DR
 Use Type: 0100
 Parcel ID: 2407-231-0002-070-0
 Jurisdiction: Saint Lucie County
 Account #: 19850
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH N 305 FT FOR POB, TH CONT N 70 FT, TH E 125 FT, TH S 70 FT, TH W 125 FT TO POB (69C) (0.20 AC) (OR 1444-1029; 2452-2835)

Current Values

Just/Market: \$120,400
 Exemptions: \$0
 Assessed: \$82,817
 Taxable: \$82,817

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$120,400 | \$82,817 | \$0 | \$82,817 |
| 2021 | \$79,800 | \$75,289 | \$0 | \$75,289 |
| 2020 | \$71,200 | \$68,445 | \$0 | \$68,445 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 10-05-2001 | 1444 / 1029 | XX01 | CT | Miller Joseph G | \$0 |
| 01-01-1987 | 0527 / 2152 | XX01 | CV | | \$13,000 |

Primary Building Information

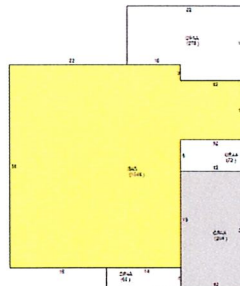
Finished Area of this building: 1,348 SF
 Gross Sketched Area: 2,018 SF

Exterior Data

View: Roof Cover: Metal
 Year Built: 1957 Frame: Roof Structure: Gable
 Primary Wall: Conc Block Story Height: 1 Story No. Units: 1
 Building Type: SFAV
 Effective Year: 1967
 Secondary Wall:

Interior Data

Bedrooms: 3 A/C %: 100% Electric: AVERAGE Primary Int Wall:
 Full Baths: 1 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: N/A Heat Fuel: ELEC Primary Floors: Tile-Ceramic



Total Areas

| | |
|---------------------------|-------|
| Finished/Under Air (SF): | 1,348 |
| Gross Sketched Area (SF): | 2,018 |
| Land Size (acres): | 0.2 |
| Land Size (SF): | 8,712 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---------------|-----|-------|----------|
| Driv-Concret | 1 | 720 | 1957 |
| Fen WoodSB 4' | 1 | 40 | 1999 |
| CHAINLINK 4' | 1 | 100 | 1999 |



(2 of 2)

Parcel Info: 2407-231-0002-070-0

Owner Cypress Knee LLC

Site Address 75 LA JEAN DR

Jurisdiction Saint Lucie County

Acres 0.20

Last Sale Date 12/30/2005

Last Sale Price \$100

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Property Identification

Site Address: 59 LA JEAN DR
 Use Type: 0100
 Parcel ID: 2407-231-0002-080-3
 Jurisdiction: Saint Lucie County
 Account #: 19851
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH N 235 FT FOR POB, TH CONT N70 FT, TH E 125 FT, TH S 70 FT, TH W 125 FT TO POB (0.20 AC) (OR 572-525: 2452-2835)

Current Values

Just/Market: \$104,300
 Exemptions: \$0
 Assessed: \$62,942
 Taxable: \$62,942

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$104,300 | \$62,942 | \$0 | \$62,942 |
| 2021 | \$66,400 | \$57,220 | \$0 | \$57,220 |
| 2020 | \$59,300 | \$52,019 | \$0 | \$52,019 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 11-01-1987 | 0572 / 0525 | XX01 | CV | | \$0 |
| 11-01-1977 | 0277 / 2987 | XX00 | CV | | \$21,000 |

Primary Building Information

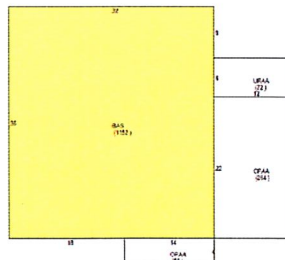
Finished Area of this building: 1,152 SF
 Gross Sketched Area: 1,544 SF

Exterior Data

View: Roof Cover: Metal
 Year Built: 1957 Frame: Roof Structure: Gable
 Primary Wall: Conc Block Story Height: 1 Story
 No. Units: 1 Building Type: SFAV
 Effective Year: 1963
 Secondary Wall:

Interior Data

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



Total Areas

| | |
|---------------------------|-------|
| Finished/Under Air (SF): | 1,152 |
| Gross Sketched Area (SF): | 1,544 |
| Land Size (acres): | 0.2 |
| Land Size (SF): | 8,712 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---------------|-----|-------|----------|
| Driv-Concret | 1 | 600 | 1957 |
| Fen WoodSB 4' | 1 | 112 | 1980 |
| CHAINLINK 4' | 1 | 50 | 1980 |

N Jenkins Rd

Orange Ave

La Jean Dr

(1 of 2)

Parcel Info: 2407-231-0002-080-3

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | 59 LA JEAN DR |
| Jurisdiction | Saint Lucie County |
| Acres | 0.20 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

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Property Identification

Site Address: 45 LA JEAN DR
 Use Type: 0100
 Parcel ID: 2407-231-0002-090-6
 Jurisdiction: Saint Lucie County
 Account #: 19852
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Comm Genra

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E AL 1/4 SEC LI
 530.35 FT, TH N 165 FT FOR POB, TH CONT N 70 FT, TH E
 125 FT, TH S 70 FT, TH W 125 FT TO POB (0.20 AC) (OR 572-
 526: 2452-2835)

Current Values

Just/Market: \$110,800
 Assessed: \$69,088
 Exemptions: \$0
 Taxable: \$69,088

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$110,800 | \$69,088 | \$0 | \$69,088 |
| 2021 | \$71,700 | \$62,808 | \$0 | \$62,808 |
| 2020 | \$66,000 | \$57,099 | \$0 | \$57,099 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|----------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 11-01-1987 | 0572 / 0526 | XX01 | CV | | \$0 |
| 12-01-1975 | 0246 / 2650 | XX00 | CV | | \$20,000 |

Primary Building Information

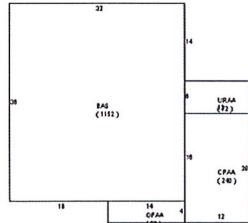
Finished Area of this building: 1,152 SF
 Gross Sketched Area: 1,520 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Gable Building Type: SFAV
 Year Built: 1957 Frame: Grade: SFAV-Fair Effective Year: 1967
 Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

| | |
|---------------------------|-------|
| Finished/Under Air (SF): | 1,152 |
| Gross Sketched Area (SF): | 1,520 |
| Land Size (acres): | 0.2 |
| Land Size (SF): | 8,712 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---------------|-----|-------|----------|
| Driv-Concret | 1 | 600 | 1967 |
| CHAINLINK 4' | 1 | 416 | 1980 |
| Fen WoodSB 4' | 1 | 75 | 1999 |

N Jenkins Rd

Orange Ave

La Jean Dr

Parcel Info: 2407-231-0002-090-6

Owner Cypress Knee LLC
Site Address 45 LA JEAN DR
Jurisdiction Saint Lucie County
Acres 0.20
Last Sale Date 12/30/2005
Last Sale Price \$100

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Property Identification

Site Address: 5440 ORANGE AVE
 Use Type: 2700
 Parcel ID: 2407-231-0002-100-0
 Jurisdiction: Saint Lucie County
 Account #: 19853
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Industrial

Ownership

Cypress Knee LLC
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

7 35 40 FROM SW COR OF NW 1/4 RUN E ALG 1/4 SEC LI 530.35 FT, TH N 40 FT FOR POB, TH CONT N 125 FT, TH E 125 FT, TH S 125 FT, TH W 125 FT TO POB-LESS ORANGE AV R/W- (0.35 AC) (OR 775-2877: 2452-2835)

Current Values

Just/Market: \$459,462
 Exemptions: \$0
 Assessed: \$437,470
 Taxable: \$437,470

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-----------|------------|-----------|
| 2022 | \$459,462 | \$437,470 | \$0 | \$437,470 |
| 2021 | \$397,700 | \$397,700 | \$0 | \$397,700 |
| 2020 | \$396,800 | \$396,800 | \$0 | \$396,800 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|-------|
| 12-30-2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 02-14-1992 | 0775 / 2877 | XX02 | WD | Joseph G Miller | \$100 |

Primary Building Information

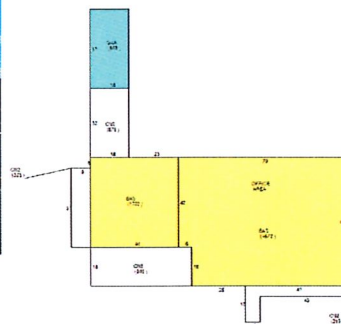
Finished Area of this building: 6,294 SF
 Gross Sketched Area: 9,034 SF

Exterior Data

View: Roof Cover: Metal
 Year Built: 1976 Frame: Roof Structure: Steel Truss
 Primary Wall: Corr Metal Story Height: 1 Story No. Units: 1
 Building Type: SRCT
 Effective Year: 1976
 Secondary Wall: Conc Block

Interior Data

Bedrooms: 0 A/C %: 72% Electric: AVERAGE Primary Int Wall:
 Full Baths: 0 Heated %: 72% Heat Type: FredHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



Total Areas

| | |
|---------------------------|--------|
| Finished/Under Air (SF): | 6,294 |
| Gross Sketched Area (SF): | 9,034 |
| Land Size (acres): | 0.35 |
| Land Size (SF): | 15,246 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| ASP1 HIGH | 1 | 7200 | 1977 |
| OHD AVG | 1 | 796 | 1977 |
| CONCRETE LOW | 1 | 13750 | 2004 |

N Jenkins Rd

Orange Ave

La Jean Dr

(2 of 2)

Parcel Info: 2407-231-0002-100-0

| | |
|-----------------|--------------------|
| Owner | Cypress Knee LLC |
| Site Address | 5440 ORANGE AVE |
| Jurisdiction | Saint Lucie County |
| Acres | 0.35 |
| Last Sale Date | 12/30/2005 |
| Last Sale Price | \$100 |

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Property Identification

Site Address: 5500 ORANGE AVE
 Use Type: 2700
 Parcel ID: 2407-232-0001-000-5
 Jurisdiction: Saint Lucie County
 Account #: 19859
 Map ID: 24/07N
 Sec/Town/Range: 07/35S/40E
 Zoning: Industrial

Ownership

St. Lucie Battery & Tire Company
 5500 Orange AVE
 Fort Pierce, FL 34947

Legal Description

7 35 40 S 113.21 FT OF W 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS CANAL R/W- AND S 113.21 FT OF W 99 FT OF E 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 AND E 99 FT OF W 198 FT OF E 1/2 OF W 1/2 OF SW 1/4 OF NW 1/4-LESS S 40 FT AND LESS AS IN ORDER OF TAKING CA #82-131-05- W 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 AND W 99 FT OF E 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4-LESS RD R/W AND LESS AS IN CA #82-157-05 OR 378-806- (9.32 AC) (OR 3528-2429)

Current Values

Just/Market: \$5,500,000
 Exemptions: \$0
 Assessed: \$3,592,600
 Taxable: \$3,592,600

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-------------|------------|-------------|
| 2022 | \$5,500,000 | \$3,592,600 | \$0 | \$3,592,600 |
| 2021 | \$3,266,000 | \$3,266,000 | \$0 | \$3,266,000 |
| 2020 | \$3,258,200 | \$3,258,200 | \$0 | \$3,258,200 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|------------------------|-------------|
| 06-12-2013 | 3528 / 2429 | 0130 | WD | SLBT Land Holdings LLC | \$7,500,000 |
| 12-30-2005 | 2452 / 2832 | XX01 | WD | Miller (TR) Joseph G | \$100 |
| 02-14-1992 | 0775 / 2877 | XX01 | WD | Joseph G Miller | \$100 |

Primary Building Information

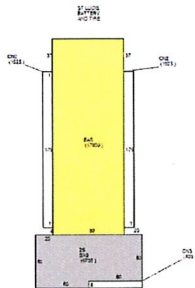
Finished Area of this building: 31,040 SF
 Gross Sketched Area: 35,370 SF

Exterior Data

| | | | |
|--------------------------|-----------------------|-----------------------------|----------------------|
| View: | Roof Cover: Metal | Roof Structure: Steel Truss | Building Type: SRCT |
| Year Built: 2007 | Frame: | Grade: Y_D | Effective Year: 2007 |
| Primary Wall: Conc Block | Story Height: 2 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---------------|-------------------|-----------------------|------------------------|
| Bedrooms: 0 | A/C %: 100% | Electric: AVERAGE | Primary Int Wall: |
| Full Baths: 0 | Heated %: 100% | Heat Type: FredHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 100% | Heat Fuel: ELEC | Primary Floors: Carpet |



Total Areas

| | |
|---------------------------|---------|
| Finished/Under Air (SF): | 57,354 |
| Gross Sketched Area (SF): | 105,000 |
| Land Size (acres): | 9.32 |
| Land Size (SF): | 405,979 |
| Total Building Count: | 6 |



(2 of 2)



Parcel Info: 2407-232-0001-000-5

Owner St. Lucie Battery & Tire Company

Site Address 5500 ORANGE AVE

Jurisdiction Saint Lucie County

Acres 9.32

Last Sale Date 6/12/2013

Last Sale Price \$7500000

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[Comparable Sales](#)

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Property Identification

Site Address: ORANGE AVE Parcel ID: 2312-144-0004- Account #: 13555 Sec/Town/Range: 12/35S/39E
 000-5 Map ID: 23/12N Zoning: Industrial
 Use Type: 4000 Jurisdiction: Saint Lucie
 County

Ownership

Palm Way Investments LLC
 582 Palm WAY
 Gulf Stream, FL 33483

Legal Description

12 35 39 E 140 FT OF S 150 FT OF SE 1/4 OF SE 1/4 OF NE 1/4
 - LESS CANAL AND RD RS/W AND LESS AS IN ORD
 TAKING CA #82-98-05 AND LESS AS IN OR 647-690- (0.16
 AC)

Current Values

Just/Market: \$39,600 Assessed: \$39,600
 Exemptions: \$0 Taxable: \$39,600

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$39,600 | \$39,600 | \$0 | \$39,600 |
| 2021 | \$14,100 | \$9,223 | \$0 | \$9,223 |
| 2020 | \$14,100 | \$8,385 | \$0 | \$8,385 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|------------------------|-------------|
| 08-25-2021 | 4675 / 0822 | 0205 | SPWD | Palm Property Mgmt Inc | \$3,250,000 |
| 11-29-1995 | 0986 / 1590 | XX02 | WD | Mendes John A | \$350,000 |

Primary Building Information

Finished Area of this building: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure: Building Type:
 Year Built: N/A Frame: Grade: Effective Year: N/A
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



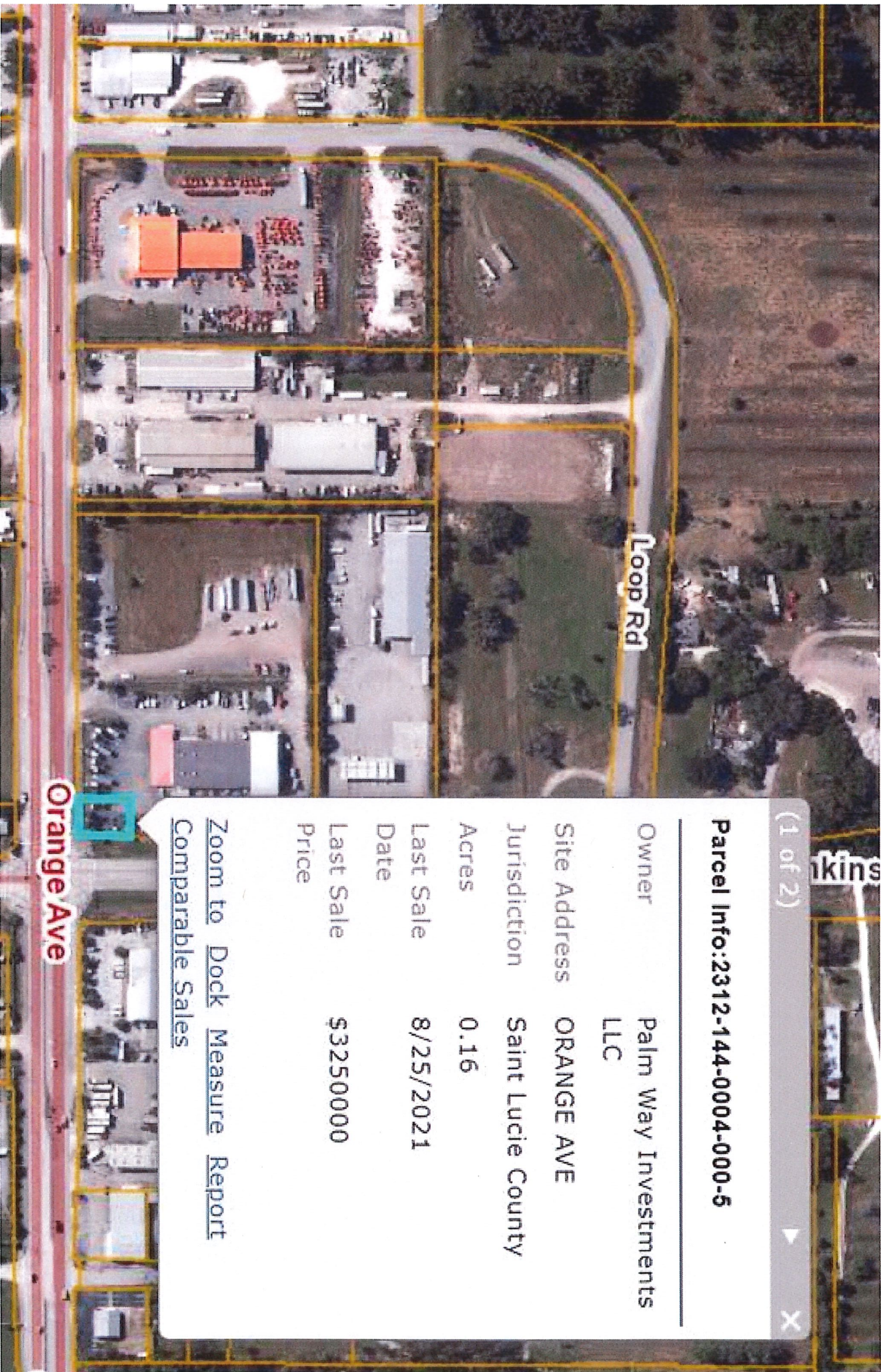
*Image
 or
 Sketch
 unavailable
 for display*

Total Areas

| | |
|---------------------------|---------|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 0.16 |
| Land Size (SF): | 6,969.6 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|------|-----|-------|----------|
| | | | |



(1 of 2)

Parcel Info: 2312-144-0004-000-5

Owner Palm Way Investments LLC

Site Address ORANGE AVE

Jurisdiction Saint Lucie County

Acres 0.16

Last Sale Date 8/25/2021

Last Sale Price \$3250000

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

Orange Ave

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Property Identification

Site Address: 5750 ORANGE AVE
 Use Type: 2700

Parcel ID: 2312-144-0003-000-8
 Jurisdiction: Saint Lucie County

Account #: 13554
 Map ID: 23/12N

Sec/Town/Range: 12/35S/39E
 Zoning: Industrial

Ownership

Palm Way Investments LLC
 582 Palm WAY
 Gulf Stream, FL 33483

Legal Description

12 35 39 SE 1/4 OF SE 1/4 OF NE 1/4-LESS N 200 FT AND LESS W 25 FT OF S 421.68 FT AND LESS E 140 FT OF S 150 FT-LESS CANAL AND RD RS/W- AND LESS AS IN ORD TAKING CA #82-98-05 AND LESS TO SLC AS IN OR 647-690-(5.24 AC)

Current Values

Just/Market: \$3,095,300
 Assessed: \$3,095,300
 Exemptions: \$0
 Taxable: \$3,095,300

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-------------|------------|-------------|
| 2022 | \$3,095,300 | \$3,095,300 | \$0 | \$3,095,300 |
| 2021 | \$1,216,500 | \$1,216,500 | \$0 | \$1,216,500 |
| 2020 | \$1,225,300 | \$1,225,300 | \$0 | \$1,225,300 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|------------------------|-------------|
| 08-25-2021 | 4675 / 0822 | 0205 | SPWD | Palm Property Mgmt Inc | \$3,250,000 |
| 11-29-1995 | 0986 / 1590 | XX02 | WD | Mendes John A | \$350,000 |
| 07-01-1972 | 0204 / 2017 | XX00 | CV | | \$96,000 |

Primary Building Information

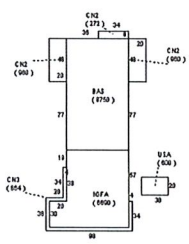
Finished Area of this building: 15,440 SF
 Gross Sketched Area: 19,096 SF

Exterior Data

| | | | |
|-------------------------|-------------------------|-----------------------------|----------------------|
| View: | Roof Cover: Mod Bitimun | Roof Structure: Steel Truss | Building Type: SRCT |
| Year Built: 1996 | Frame: | Grade: Y_D | Effective Year: 1996 |
| Primary Wall: CB Stucco | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---------------|-------------------|-----------------------|--------------------------|
| Bedrooms: 0 | A/C %: 40% | Electric: AVERAGE | Primary Int Wall: |
| Full Baths: 0 | Heated %: 40% | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 100% | Heat Fuel: ELEC | Primary Floors: CONC GRD |



Total Areas

| | |
|---------------------------|---------|
| Finished/Under Air (SF): | 15,440 |
| Gross Sketched Area (SF): | 19,096 |
| Land Size (acres): | 5.24 |
| Land Size (SF): | 228,254 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|-----------|-----|-------|----------|
| ASP1 HIGH | 1 | 63560 | 1996 |



(2 of 2)

Parcel Info: 2312-144-0003-000-8

| | |
|-----------------|--------------------------|
| Owner | Palm Way Investments LLC |
| Site Address | 5750 ORANGE AVE |
| Jurisdiction | Saint Lucie County |
| Acres | 5.24 |
| Last Sale Date | 8/25/2021 |
| Last Sale Price | \$3250000 |

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

Orange Ave

La Jean Dr

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Property Identification

Site Address: 121 N JENKINS RD
 Use Type: 4800
 Parcel ID: 2312-144-0001-000-4
 Jurisdiction: Saint Lucie County
 Account #: 13553
 Map ID: 23/12N
 Sec/Town/Range: 12/35S/39E
 Zoning: Industrial

Ownership

Consolidated Properties Of FP
 c/o Jeffrey P Eisensmith
 5561 N University Dr Ste 103
 Coral Springs, FL 33067

Legal Description

12 35 39 THAT PART OF SE 1/4 OF SE 1/4 OF NE 1/4 MPDAF: BEG AT PT WLY R/W LI OF JENKINS RD AND 418.84 FT NLY FROM N R/W LI OF ORANGE AV (110.5 FT WIDE), TH N 00 04 15 E ALG R/W LI 200 FT, TH S 89 41 22 W 591.27 FT, TH S 00 04 51 W 621.68 FT TO N R/W LI OF ORANGE AVE, TH N 89 30 33 E ALG N R/W LI 25 FT, TH N 00 05 03 E 421.68 FT, TH N 89 41 22 E 393.27 FT, TH N 89 41 14 E 173 FT TO WLY R/W LI OF JENKINS RD AND POB (2.97 AC) (OR 1914-1401)

Current Values

Just/Market: \$841,100
 Assessed: \$563,134
 Exemptions: \$0
 Taxable: \$563,134

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-----------|------------|-----------|
| 2022 | \$841,100 | \$563,134 | \$0 | \$563,134 |
| 2021 | \$627,500 | \$511,940 | \$0 | \$511,940 |
| 2020 | \$465,400 | \$465,400 | \$0 | \$465,400 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|------------------------|-----------|
| 03-03-2004 | 1914 / 1401 | XX00 | WD | Palm Property Mgmt Inc | \$425,100 |
| 12-23-1997 | 1119 / 1988 | XX01 | QC | Thornhill Darryl | \$100 |
| 12-23-1997 | 1119 / 1987 | XX00 | WD | Jimmy F Burns | \$44,500 |

Primary Building Information

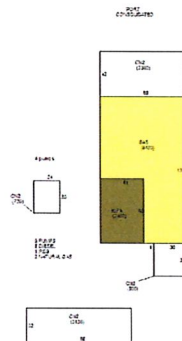
Finished Area of this building: 10,880 SF
 Gross Sketched Area: 18,996 SF

Exterior Data

View: Roof Cover: Metal
 Year Built: 2007 Frame: Roof Structure: Steel Truss
 Primary Wall: Cor Metal Story Height: 1 Story
 No. Units: 1 Building Type: INDW
 Effective Year: 2007
 Secondary Wall:

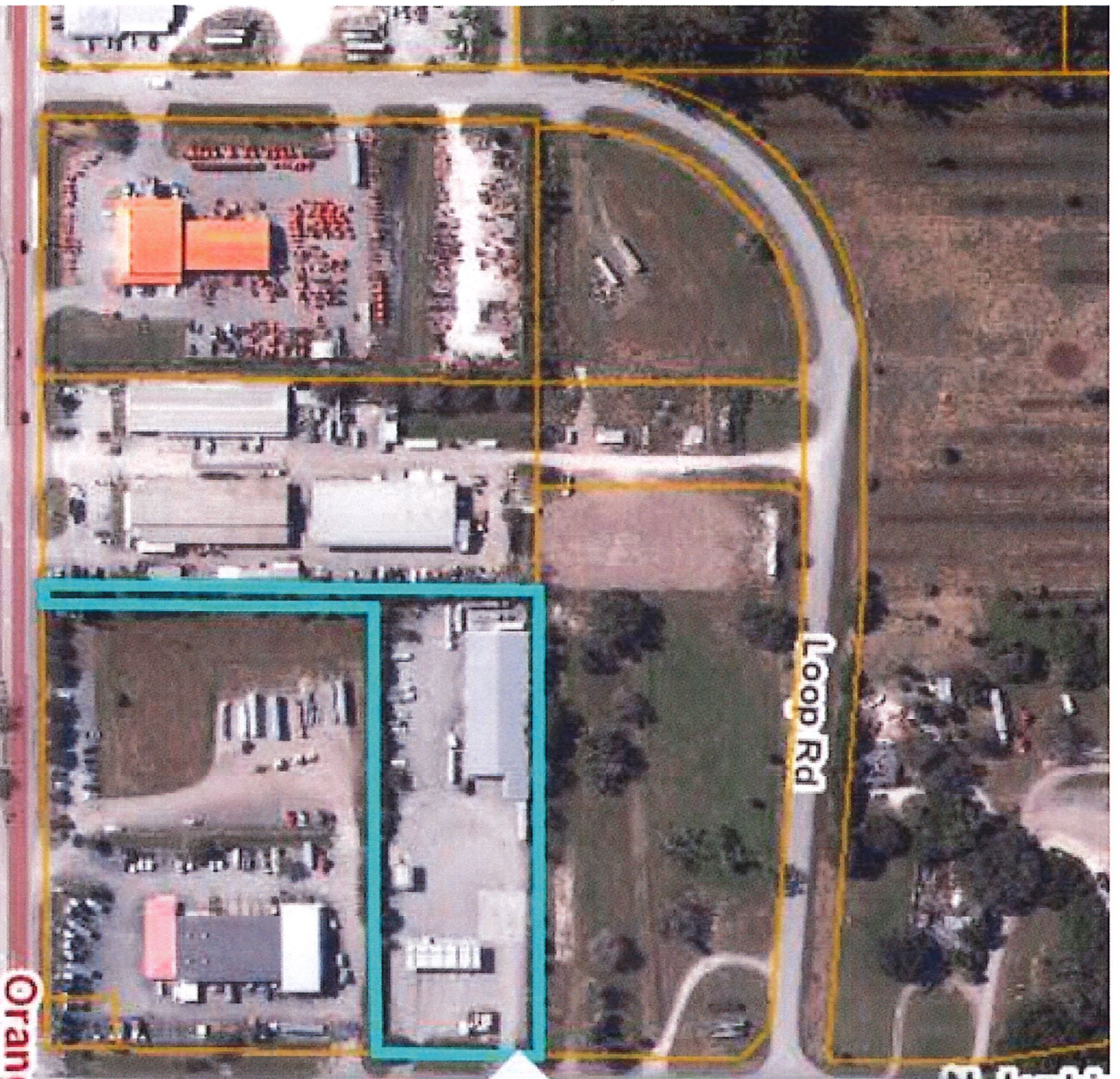
Interior Data

Bedrooms: 0 A/C %: 0% Electric: AVERAGE
 Full Baths: 0 Heated %: N/A% Heat Type: Primary Int Wall:
 Half Baths: 0 Sprinkled %: 100% Heat Fuel: Avg Hgt/Floor: 0
 Primary Floors: CONC GRD



Total Areas

| | |
|---------------------------|---------|
| Finished/Under Air (SF): | 10,880 |
| Gross Sketched Area (SF): | 18,996 |
| Land Size (acres): | 2.97 |
| Land Size (SF): | 129,373 |
| Total Building Count: | 1 |



(2 of 2)

Parcel Info: 2312-144-0001-000-4

Owner Consolidated Properties
Of FP

Site Address 121 N JENKINS RD

Jurisdiction Saint Lucie County

Acres 2.97

Last Sale Date 3/3/2004

Last Sale Price \$425100

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

Orange Ave

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Property Identification

Site Address: 5900 ORANGE AVE
 Use Type: 4100

Parcel ID: 2312-143-0001-000-1
 Jurisdiction: Saint Lucie County

Account #: 13549
 Map ID: 23/12N

Sec/Town/Range: 12/35S/39E
 Zoning: Indust Hea

Ownership

TURNER TRUST PROPERTIES LLC
 12150 Edenvilde DR
 Roswell, GA 30075

Legal Description

12 35 39 BEG AT PT OF INT OF N R/W ORANGE AV EXT AND E LI OF SW 1/4 OF SE 1/4 OF NE 1/4, RUN W 265.64 FT, TH N 646.72 FT, TH E 266 FT, TH S 646.72 FT TO POB-LESS AS IN ORD TAKING CA #82-98-05- (3.84 AC)

Current Values

Just/Market: \$1,682,900
 Exemptions: \$0

Assessed: \$1,682,900
 Taxable: \$1,682,900

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-------------|------------|-------------|
| 2022 | \$1,682,900 | \$1,682,900 | \$0 | \$1,682,900 |
| 2021 | \$1,678,800 | \$1,678,800 | \$0 | \$1,678,800 |
| 2020 | \$1,251,800 | \$1,251,800 | \$0 | \$1,251,800 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|-----------------------------|-------|
| 09-28-2020 | 4487 / 0148 | 0111 | QC | TURNER TRUST PROPERTIES LLC | \$100 |
| 09-28-2020 | 4487 / 0146 | 0111 | QC | TURNER TRUST PROPERTIES LLC | \$100 |
| 09-28-2020 | 4487 / 0144 | 0111 | QC | Baird (TR) Darby | \$100 |

Primary Building Information

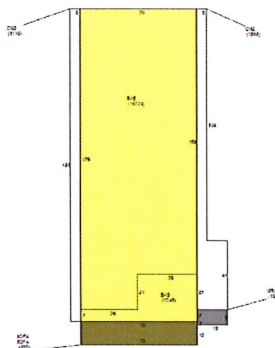
Finished Area of this building: 14,980 SF
 Gross Sketched Area: 17,824 SF

Exterior Data

| | | | |
|-------------------------|-----------------------|-----------------------------|----------------------|
| View: | Roof Cover: Metal | Roof Structure: Steel Truss | Building Type: INDM |
| Year Built: 1984 | Frame: | Grade: Y_D+ | Effective Year: 1984 |
| Primary Wall: CB Stucco | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | | |
|---------------|-------------------|-------------------|--------------------------|
| Bedrooms: 0 | A/C %: N/A% | Electric: AVERAGE | Primary Int Wall: |
| Full Baths: 0 | Heated %: N/A% | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 100% | Heat Fuel: | Primary Floors: CONC GRD |



Total Areas

| | |
|---------------------------|-----------|
| Finished/Under Air (SF): | 29,520 |
| Gross Sketched Area (SF): | 50,254 |
| Land Size (acres): | 3.84 |
| Land Size (SF): | 167,270.4 |
| Total Building Count: | 3 |



(1 of 2)

Parcel Info: 2312-143-0001-000-1

| | |
|--------------------|--------------------------------|
| Owner | TURNER TRUST PROPERTIES LLC |
| Site Address | 5900 ORANGE AVE |
| Jurisdiction | Saint Lucie County |
| Acres | 3.84 |
| Last Sale Date | 9/28/2020 |
| Last Sale Price | \$100 |

[Zoom to Dock Measure Report](#)
[Comparable Sales](#)

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Property Identification

Site Address: 6000 ORANGE AVE
 Use Type: 2700
 Parcel ID: 2312-143-0002-000-8
 Jurisdiction: Saint Lucie County
 Account #: 13551
 Map ID: 23/12N
 Sec/Town/Range: 12/35S/39E
 Zoning: Industrial

Ownership

SECP FTP LLC
 357 Pike RD
 West Palm Beach, FL 33411

Legal Description

12 35 39 SW 1/4 OF SE 1/4 OF NE 1/4 - LESS W 25 FT AND LESS BEG AT PT OF INT OF N R/W ORANGE AV EXT AND E LI OF SW 1/4 OF SE 1/4 OF NE 1/4, TH W 265.64 FT, TH N 646.72 FT, TH E 266 FT, TH S 646.72 FT TO POB AND LESS 1-95 R/W AS IN OR 246-2378 (5.40 AC) (OR 2612-2072: 2858-375)

Current Values

Just/Market: \$2,778,600
 Assessed: \$2,778,600
 Exemptions: \$0
 Taxable: \$2,778,600

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-------------|------------|-------------|
| 2022 | \$2,778,600 | \$2,778,600 | \$0 | \$2,778,600 |
| 2021 | \$1,328,400 | \$1,328,400 | \$0 | \$1,328,400 |
| 2020 | \$1,511,300 | \$1,511,300 | \$0 | \$1,511,300 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|--------------------------|-------------|
| 10-06-2021 | 4699 / 2679 | 0130 | WD | Ty F Realty Holdings LLC | \$2,500,000 |
| 07-26-2007 | 2858 / 0375 | XX01 | WD | Fender Sarah E | \$100 |
| 06-30-2006 | 2612 / 2072 | XX02 | PB | Fender (EST) Robert C | \$0 |

Primary Building Information

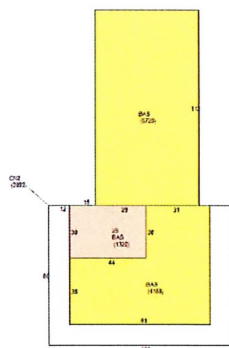
Finished Area of this building: 13,548 SF
 Gross Sketched Area: 16,440 SF

Exterior Data

| | | | |
|---------------------------|------------------------|-----------------------------|----------------------------|
| View: | Roof Cover: Enam Metal | Roof Structure: Steel Truss | Building Type: SRCT |
| Year Built: 2017 | Frame: | Grade: Y_D | Effective Year: 2017 |
| Primary Wall: Hardi Plank | Story Height: 1 Story | No. Units: 1 | Secondary Wall: Corr Metal |

Interior Data

| | | | |
|---------------|-------------------|-----------------------|--------------------------|
| Bedrooms: 0 | A/C %: 50% | Electric: AVERAGE | Primary Int Wall: |
| Full Baths: 0 | Heated %: 50% | Heat Type: FredHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Sprinkled %: 100% | Heat Fuel: ELEC | Primary Floors: CONC GRD |



Total Areas

| | |
|---------------------------|---------|
| Finished/Under Air (SF): | 13,548 |
| Gross Sketched Area (SF): | 16,440 |
| Land Size (acres): | 4.83 |
| Land Size (SF): | 210,395 |
| Total Building Count: | 1 |



(1 of 2)

Parcel Info: 2312-143-0002-000-8

| | |
|-----------------|--------------------|
| Owner | SECP FTP LLC |
| Site Address | 6000 ORANGE AVE |
| Jurisdiction | Saint Lucie County |
| Acres | 4.83 |
| Last Sale Date | 10/6/2021 |
| Last Sale Price | \$2500000 |

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

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Property Identification

Site Address: TBD Parcel ID: 2407-701-0001- Account #: 198515 Sec/Town/Range: 07/35S/40E
 Use Type: 4900 000-4 Map ID: 24/07S Zoning: Industrial
 Jurisdiction: Saint Lucie County

Ownership

Joseph G Miller
 5500 Orange Ave
 Fort Pierce, FL 34947

Legal Description

5501 WEST ORANGE CROSSING (PB 112-39) LOT 1 (17.09 AC - 744,440 SF)

Current Values

Just/Market: Assessed: Year
 Exemptions: Taxable:

Historical Values 3-year

Just/Market Assessed Exemptions Taxable

Sale History

Date Book/Page Sale Code Deed Grantor Price

Primary Building Information

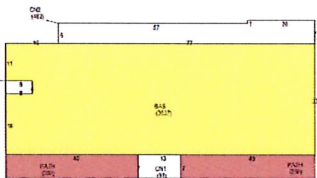
Finished Area of this building: 3,037 SF
 Gross Sketched Area: 4,202 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: LROF
 Year Built: 1927 Frame: Grade: Y_D Effective Year: 1950
 Primary Wall: Brk/Masonry Story Height: 1 Story No. Units: 1 Secondary Wall: Cedar Bd/Btn

Interior Data

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



Total Areas

Finished/Under Air (SF): 10,664
 Gross Sketched Area (SF): 13,029
 Land Size (acres): 17.09
 Land Size (SF): 744,440
 Total Building Count: 4

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| ASP2 LOW | 1 | 44810 | 1970 |
| CONCRETE LOW | 1 | 464 | 1970 |
| CHAINLINK 6' | 2 | 2200 | 2006 |
| CHAINLINK 6' | 1 | 1160 | 2015 |
| CHAINLINK 6' | 1 | 1200 | 2018 |



(3 of 3)

Parcel Info: 2407-701-0001-000-4

| | |
|-----------------|--------------------|
| Owner | Joseph G Miller |
| Site Address | TBD |
| Jurisdiction | Saint Lucie County |
| Acres | 17.09 |
| Last Sale Date | |
| Last Sale Price | \$ |

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

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Property Identification

| | | | |
|-------------------------------|----------------------------------|-------------------|----------------------------|
| Site Address: 5513 ORANGE AVE | Parcel ID: 2407-701-0002-000-1 | Account #: 198516 | Sec/Town/Range: 07/35S/40E |
| Use Type: 4900 | Jurisdiction: Saint Lucie County | Map ID: 24/07S | Zoning: Industrial |

Ownership

Joseph G Miller
5500 Orange Ave
Fort Pierce, FL 34947

Legal Description

5501 WEST ORANGE CROSSING (PB 112-39) LOT 2 (2.55 AC - 111,078 SF)

Current Values

| | |
|--------------|-----------|
| Just/Market: | Assessed: |
| Exemptions: | Taxable: |

Historical Values 3-year

| | | | | |
|------|-------------|----------|------------|---------|
| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|---------|

Sale History

| | | | | | |
|------|-----------|-----------|------|---------|-------|
| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------|-----------|-----------|------|---------|-------|

Total Areas

| | |
|---------------------------|---------|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 2.55 |
| Land Size (SF): | 111,078 |
| Total Building Count: | |

Special Features and Yard Items

| | | | |
|------|-----|-------|----------|
| Type | Qty | Units | Year Blt |
|------|-----|-------|----------|

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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(1 of 2)

Parcel Info: 2407-701-0002-000-1

Owner Joseph G Miller

Site Address 5513 ORANGE AVE

Jurisdiction Saint Lucie County

Acres 2.55

Last Sale Date

Last Sale Price \$

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

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Property Identification

Site Address: 5701 ORANGE AVE
 Use Type: 2100

Parcel ID: 2312-411-0001-000-3
 Jurisdiction: Saint Lucie County

Account #: 13573
 Map ID: 23/12S

Sec/Town/Range: 12/35S/39E
 Zoning: Comm Genra

Ownership

SAJ 1 Sunrise LLC
 12337 NW 69th CT
 Parkland, FL 33076

Legal Description

12 35 39 W 102.4 FT OF E 135.4 FT OF S 228.5 FT OF N 261.5 FT OF E 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4-LESS AS IN ORD TAKING CA #82-131-05- (0.46 AC)

Current Values

Just/Market: \$302,500
 Exemptions: \$0

Assessed: \$147,620
 Taxable: \$147,620

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-----------|------------|-----------|
| 2022 | \$302,500 | \$147,620 | \$0 | \$147,620 |
| 2021 | \$134,200 | \$134,200 | \$0 | \$134,200 |
| 2020 | \$253,700 | \$253,700 | \$0 | \$253,700 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|-----------|
| 03-10-2023 | 4963 / 0078 | 0205 | WD | MASC ENTERPRISES LLC | \$400,000 |
| 05-23-2022 | 4833 / 1359 | 0205 | WD | West of Towners LLC | \$385,000 |
| 04-16-2014 | 3622 / 1068 | 0111 | QC | Miller Joseph G | \$100 |

Primary Building Information

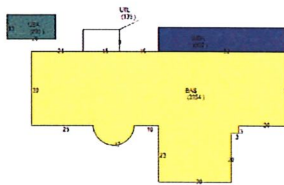
Finished Area of this building: 3,954 SF
 Gross Sketched Area: 4,819 SF

Exterior Data

| | | | |
|-------------------------|-----------------------|-----------------------|----------------------|
| View: | Roof Cover: Metal | Roof Structure: Gable | Building Type: REST |
| Year Built: 1950 | Frame: | Grade: Y_B+ | Effective Year: 2004 |
| Primary Wall: CB Stucco | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

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



Total Areas

| | |
|---------------------------|----------|
| Finished/Under Air (SF): | 3,954 |
| Gross Sketched Area (SF): | 4,819 |
| Land Size (acres): | 0.46 |
| Land Size (SF): | 20,037.6 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| CONCRETE LOW | 1 | 10773 | 2004 |



Parcel Info: 2312-411-0001-000-3

| | |
|-----------------|--------------------|
| Owner | SAJ 1 Sunrise LLC |
| Site Address | 5701 ORANGE AVE |
| Jurisdiction | Saint Lucie County |
| Acres | 0.46 |
| Last Sale Date | 3/10/2023 |
| Last Sale Price | \$400000 |

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[Dock](#)
[Measure](#)
[Report](#)
[Comparable Sales](#)

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Property Identification

Site Address: S JENKINS RD Parcel ID: 2312-411-0003- Account #: 13575 Sec/Town/Range: 12/35S/39E
 000-7 Map ID: 23/12S Zoning: Comm Genra
 Use Type: 1000 Jurisdiction: Saint Lucie
 County

Ownership

SAJ 1 Sunrise LLC
 12337 NW 69th CT
 Parkland, FL 33076

Legal Description

12 35 39 W 102.4 FT OF E 135.4 FT OF S 40 FT OF N 301.5 FT
 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 AND S 5 FT OF N
 306.5 FT OF W 77 FT OF E 110 FT OF N 1/2 OF NE 1/4 OF NE
 1/4 OF SE 1/4 (0.10 AC)

Current Values

Just/Market: \$14,400 Assessed: \$11,110
 Exemptions: \$0 Taxable: \$11,110

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2022 | \$14,400 | \$11,110 | \$0 | \$11,110 |
| 2021 | \$10,100 | \$10,100 | \$0 | \$10,100 |
| 2020 | \$10,100 | \$10,100 | \$0 | \$10,100 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------------|-----------|
| 03-10-2023 | 4963 / 0078 | 0205 | WD | MASC ENTERPRISES LLC | \$400,000 |
| 05-23-2022 | 4833 / 1359 | 0205 | WD | Miller Joseph G | \$385,000 |
| 11-01-1987 | 0572 / 0517 | XX01 | CV | | \$0 |

Primary Building Information

Finished Area of this building: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure: Building Type:
 Year Built: N/A Frame: Grade: Effective Year: N/A
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



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Total Areas

| | |
|---------------------------|-------|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 0.1 |
| Land Size (SF): | 4,356 |
| Total Building Count: | 1 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|------|-----|-------|----------|
|------|-----|-------|----------|



(1 of 2)



Parcel Info: 2312-411-0003-000-7

| | |
|-----------------|--------------------|
| Owner | SAJ 1 Sunrise LLC |
| Site Address | S JENKINS RD |
| Jurisdiction | Saint Lucie County |
| Acres | 0.10 |
| Last Sale Date | 3/10/2023 |
| Last Sale Price | \$400000 |

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)

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

Property Identification

Site Address: ORANGE AVE Parcel ID: 2407-322-0000- Account #: 173854 Sec/Town/Range: 07/35S/40E
 Use Type: 4000 Jurisdiction: Saint Lucie County Map ID: 24/07S Zoning: RS-3 - Cou

Ownership

Ft Pierce City Of
 Ft Pierce Utilities Authority
 PO Box 3191
 Fort Pierce, FL 34948

Legal Description

7 35 40 E 230 FT OF W 270 FT OF N 190.26 FT OF S 270.26 FT OF FPD: NW 1/4 OF SW 1/4-LESS R/W FOR ORANGE AVE AND JENKINS RD AND LESS S 541.85 FT- (1.00 AC) (OR 2928-1209)

Current Values

Just/Market: \$199,100 Assessed: \$108,350
 Exemptions: \$108,350 Taxable: \$0

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|-----------|------------|---------|
| 2022 | \$199,100 | \$108,350 | \$108,350 | \$0 |
| 2021 | \$98,500 | \$98,500 | \$98,500 | \$0 |
| 2020 | \$98,500 | \$98,500 | \$98,500 | \$0 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|-----------------|-----------|
| 01-15-2008 | 2928 / 1209 | XX01 | WD | Miller Joseph G | \$525,000 |
| 01-03-2001 | 1353 / 2678 | XX01 | QC | Miller Joseph G | \$100 |

Primary Building Information

Finished Area of this building: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure: Building Type:
 Year Built: N/A Frame: Grade: Effective Year: N/A
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



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Total Areas

| | |
|---------------------------|--------|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 1 |
| Land Size (SF): | 43,759 |
| Total Building Count: | 1 |

Special Features and Yard Items

Type Qty Units Year Blt



(1 of 2)

Parcel Info: 2407-322-0000-000-4

Owner Ft Pierce City Of

Site Address ORANGE AVE

Jurisdiction Saint Lucie County

Acres 1.00

Last Sale Date 1/15/2008

Last Sale Price \$525000

[Zoom to](#) [Dock](#) [Measure](#) [Report](#)
[Comparable Sales](#)