



## APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) or call 772-467-3737 to schedule an appointment.

- Address: 3302 AVENUE B Ft PIERCE
- Legal description of real property for which annexation is being requested:  
Revised Plat of Home Acres-Unit 2 that part of Lot A 4.46 Outside City Limits (0.30) AC 051766-378  
 Property Tax ID: 2408-506-0002-000/5
- Size of described property: (0.30 AC) 13,068 SF
- Project description: \_\_\_\_\_
- Current St. Lucie County Future Land Use Designation: \_\_\_\_\_
- Current St. Lucie County Zoning: Comm Genra
- Is this a Historic property? NO
- Appraised value: \$58,266.00
- Name of Owner(s): FRANCES CASNER  
 Signature of Owner(s): Frances B Casner  
 Mailing Address: PO Box 880031  
 City Ft St Lucie State FL Zip 34988  
 Phone 772 240 1373  
 E-mail: Frankie31668@gmail.com
- Name of Representative: Same as owner  
 Signature of representative: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City) \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_



(https://paslc.gov/)

**Saint Lucie County Property Appraiser**  
**Michelle Franklin CFA**

View Search Results ✕

Sort By:

Parcel ID:	2408-506-0002-000-5
Site Address:	3302 AVENUE B
Owner:	Frances Casner
Finished Area:	1,585
Acres:	0.3
Land Use:	0100 - Single Family
District Group:	0002 - Saint Lucie County
Last Sale Date:	10/31/1987
Last Sale Price:	\$45,000.00

[View Report \(JobReport.aspx?appid=8c205c54407f4486855e54110308390&PARCELNO=2408-506-0002-000-5\)](#)

1 - 1 of 1 results « < 1 > » 20 ▾

Export as:

20ft  
2024-07-31

[Click here for Legal Dis](#)

**Property Identification**

Site Address: 3302 AVENUE B  
 Sec/Town/Range: 08/35S/40E  
 Parcel ID: 2408-506-0002-000-5  
 Jurisdiction: Saint Lucie County

Use Type: 0100  
 Account #: 20336  
 Map ID: 24/08N  
 Zoning: Comm Genra

**Ownership**

Frances Casner  
 PO Box 880031  
 Port St Lucie, FL 34988

**Legal Description**

REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A LYG  
 OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

**Current Values**

Just/Market Value: \$157,500  
 Assessed Value: \$58,266  
 Exemptions: \$38,266  
 Taxable Value: \$20,000



**Total Areas**

Finished/Under Air (SF): 1,585  
 Gross Sketched Area (SF): 1,712  
 Land Size (acres): 0.3  
 Land Size (SF): 13,068

**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](#)

**Building Design Wind Speed**

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 1, 1987	0566 / 0378	XX00	CV		\$45,000

**Building Information (1 of 1)**

Finished Area: 1,585 SF

Gross Sketched Area: 1,712 SF

**Exterior Data**

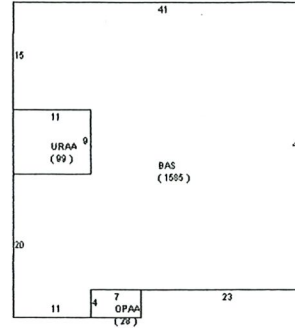
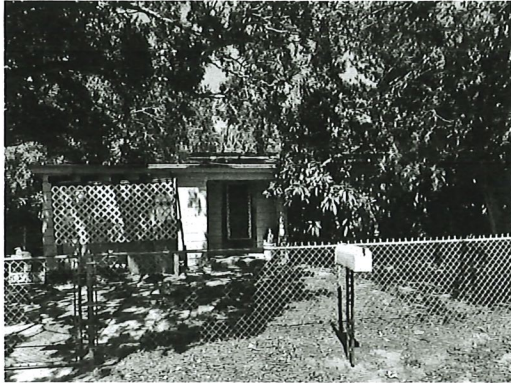
View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: SFF	Year Built: 1958	Frame:
Grade: SFF-High	Effective Year: 1958	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 2  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 100%

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

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1585	1585	192
OPAA	Open Porch Attached Average	28	0	22
URAA	Utility Room Attached Average	99	0	40

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	430	1999

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	\$71,900	Tax Year	Grant Year	Code	Description	Amount
Land:	\$85,600	2023	1999	0500	Homestead Exemption	\$25,000
Just/Market:	\$157,500	Tax Year	Grant Year	Code	Description	Amount
Ag Credit:	\$0	2023	2008	0550	Homestead Exemption over \$ 50,000	\$8,266
Save Our Homes or 10% Cap:	\$99,234	Tax Year	Grant Year	Code	Description	Amount
Assessed:	\$58,266	2023	2016	4000	Widow's Exemption	\$5,000
Exemption(s):	\$38,266					
Taxable:	\$20,000					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.3	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assesments 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
2023	\$157,500	\$58,266	\$38,266	\$20,000
2022	\$138,700	\$56,569	\$32,069	\$24,500
2021	\$62,300	\$54,922	\$30,422	\$24,500

### 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

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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### Property Identification

Site Address: 3302 AVENUE B  
 Parcel ID: 2408-506-0002-000-5  
 Use Type: 0100  
 Account #: 20336  
 Map ID: 24/08N  
 Jurisdiction: Saint Lucie County  
 Sec/Town/Range: 08/35S/40E  
 Zoning: Comm Genra

### Ownership

Frances Casner  
 PO Box 880031  
 Port St Lucie, FL 34988

### Legal Description

REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

### Current Values

Just/Market: \$157,500  
 Exemptions: \$38,266  
 Assessed: \$58,266  
 Taxable: \$20,000

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$157,500	\$58,266	\$38,266	\$20,000
2022	\$138,700	\$56,569	\$32,069	\$24,500
2021	\$62,300	\$54,922	\$30,422	\$24,500

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-01-1987	0566 / 0378	XX00	CV		\$45,000

### Primary Building Information

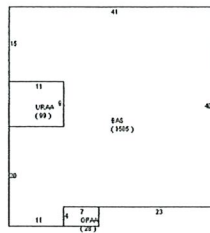
Finished Area of this building: 1,585 SF  
 Gross Sketched Area: 1,712 SF

#### Exterior Data

View: Roof Cover: Metal  
 Year Built: 1958 Frame:  
 Primary Wall: Conc Block Story Height: 1 Story  
 Roof Structure: Gable  
 Grade: SFF-High  
 No. Units: 1  
 Building Type: SFF  
 Effective Year: 1958  
 Secondary Wall:

#### Interior Data

Bedrooms: 2 A/C %: 100%  
 Full Baths: 1 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: Carpet



### Total Areas

Finished/Under Air (SF):	1,585
Gross Sketched Area (SF):	1,712
Land Size (acres):	0.3
Land Size (SF):	13,068
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	430	1999



# MICHELLE R. MILLER

Clerk of Circuit Court & Comptroller  
St. Lucie County

201 South Indian River Drive Fort Pierce, FL 34950  
(772) 462-6900

Mailing Address:  
P.O. Drawer 700, Fort Pierce, FL 34954

Pay by Phone: 1-866-253-7528  
Pay Online: [www.stlucieclerk.gov/payments](http://www.stlucieclerk.gov/payments)

**Sign up for Court Date Reminders at:**  
[www.stlucieclerk.gov/textme](http://www.stlucieclerk.gov/textme)

## Receipt of Transaction

Date: 06/12/2024 11:32 am

Receipt # 2024000048758  
Transaction # 3757172  
Created by: brownc  
Cashiered by: brownc

Received From: CASNER

On Behalf Of:

Fee Description	Fee	Prior Paid	Due	Paid	Balance
Small Photographic Copies	2.00	0.00	2.00	2.00	0.00
<b>Total</b>	<b>2.00</b>	<b>0.00</b>	<b>2.00</b>	<b>2.00</b>	<b>0.00</b>
<b>Grand Total</b>	<b>2.00</b>	<b>0.00</b>	<b>2.00</b>	<b>2.00</b>	<b>0.00</b>

### PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	12345 OK	2.00	0.00	0.00	0.00	2.00
		<b>2.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.00</b>

Rec Fee \$ 10.50 DOUGLAS DIXON.

1112034

Add Fee \$ \_\_\_\_\_ St. Lucie County

Doc Tax \$ .55 Clerk of Circuit Court

Int Tax \$ \_\_\_\_\_ By [Signature]

Deputy Clerk **DEED OF PERSONAL REPRESENTATIVE**

Total \$ 11.05

THIS INDENTURE, made this 8<sup>th</sup> day of May, 1991, between PATRICIA L. CASNER, as personal representative of the Estate of Alexander T. Lawson, deceased, Grantor, and THOMAS H. CASNER, Grantee, whose post office address is: 3302 Avenue B, Fort Pierce, FL 34947;

**WITNESSETH:**

The Grantor, in consideration of the premises and the sum of \$10.00, and other good and valuable considerations, in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and to his heirs and assigns forever, that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

The West 53.02 feet of the following described real property:

Begin at the Southeast corner of Lot A of the Revised Plat of HOME ACRES SUBDIVISION, as recorded in Plat Book 7, page 42, St. Lucie County, Florida, and run North along the East line of said Lot A 162.93 feet to the Northeast Corner of said Lot A, thence run Southwesterly along the northerly line of said Lot A, a distance of 164.6 feet, thence South 102.26 feet to the South line of said Lot A, thence run East 153.02 feet to the point of beginning.

Said land also being described as Lot A of Revised Plat of Home Acres Subdivision Unit 2, a recorded in Plat Book 7, at page 42, of the public records of St. Lucie County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

AND the Grantor does covenant to and with the Grantee, his heirs and assigns, that in all things preliminary to and in and about this conveyance the laws of the State of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Ann DeLuz  
[Signature]

Patricia L. Casner (SEAL)  
Patricia L. Casner  
As Personal Representative of  
Estate of Alexander T. Lawson,  
deceased

STATE OF FLORIDA )  
; )  
ST. LUCIE COUNTY )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PATRICIA L. CASNER, as personal representative of the Estate of PERSONAL

860947

This Warranty Deed Made the 23rd day of November A. D. 1987 by  
PATRICIA CASNER, unmarried surviving spouse of John F. Casner, deceased  
hereinafter called the grantor, to  
THOMAS H. CASNER and FRANCES B. CASNER, his wife  
whose postoffice address is 3302 Avenue B, Ft. Pierce, FL 34947  
hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-  
leases, releases, conveys and confirms unto the grantees, all that certain land situate in St. Lucie  
County, Florida, viz:

Lot A, of REVISED PLAT OF HOMEACRES, UNIT No. 2, according to the  
Plat thereof as recorded in Plat Book 7, Page 42, of the Public  
Records of St. Lucie County, Florida.

Less and except the following:

Begin at the Southeast corner of Lot A of the Revised Plat of  
HOME ACRES SUBDIVISION, as recorded in Plat Book 7, page 42, St.  
Lucie County, Florida, and run North along the East line of said  
Lot A, 162.93 feet to the Northeast corner of said Lot A, thence  
run Southwesterly along the northerly line of said Lot A, a  
distance of 164.6 feet, thence South 102.26 feet to the South  
line of said Lot A, thence run East 153.02 feet to the point of  
beginning.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in any-  
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 19 87

In Witness Whereof, the said grantor has executed this Deed the day and year first above  
written.

Signed, sealed and delivered in our presence:

*Patricia Casner*  
PATRICIA CASNER (Seal)  
*Lorene P. Spencer*  
(Seal)  
(Seal)  
(Seal)

*Patricia Casner* (Seal)  
PATRICIA CASNER  
(Seal)  
(Seal)  
860947 (Seal)

State of Florida,  
County of ST. LUCIE

'87 NOV 30 P4:00

FILED  
DOUGLAS

I Hereby Certify that on this day, before me, an official authorized in the State aforesaid  
and in the County aforesaid to take acknowledgments, personally appeared  
PATRICIA CASNER, unmarried surviving spouse of John F. Casner  
to me known to be the person described in and who executed the foregoing instrument and she  
acknowledged before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 23  
day of November

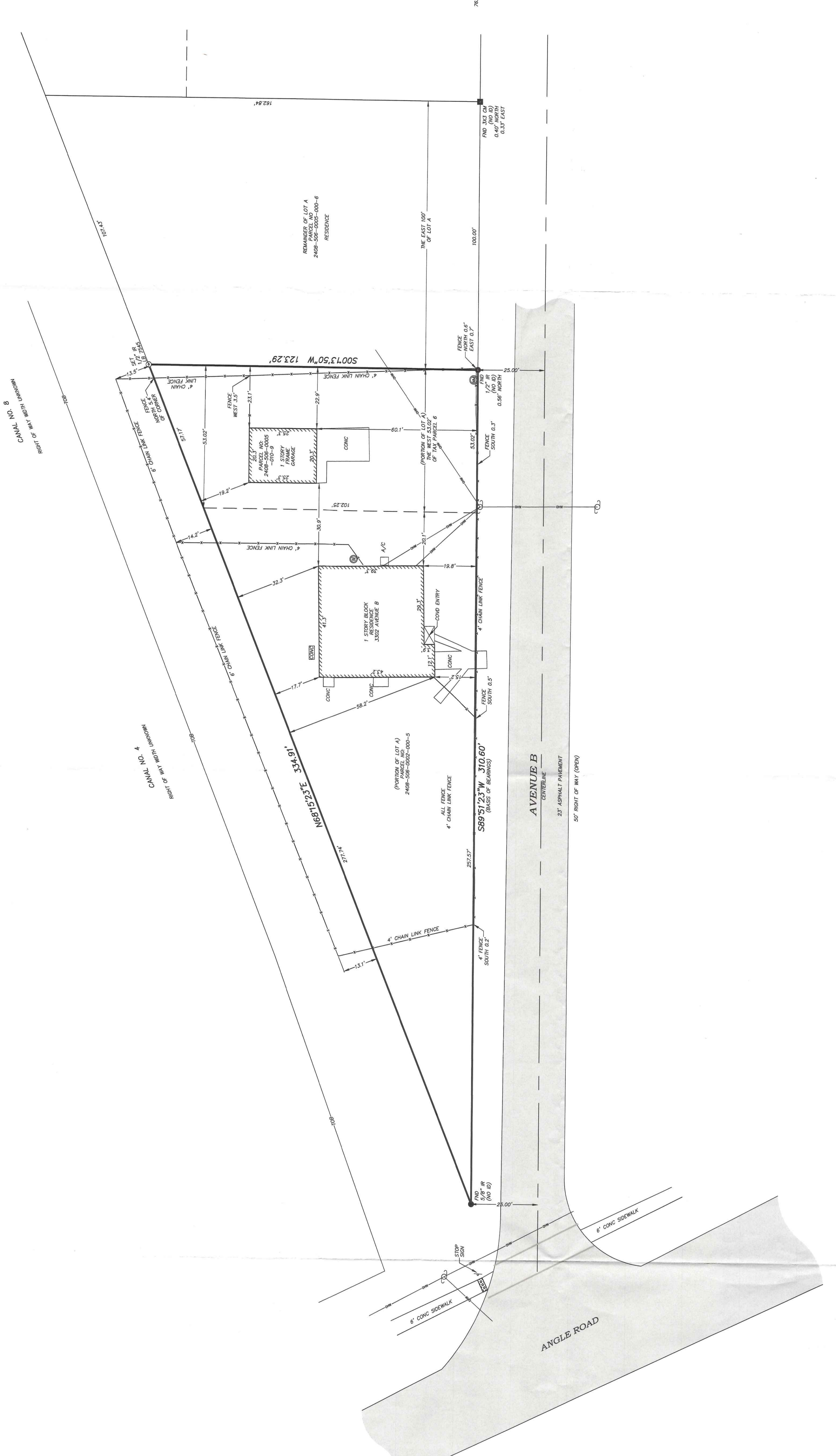
O R BOOK 566 PAGE 378



*Lorene P. Spencer*  
Notary Public in and for State and  
County aforesaid.  
My Commission Expires: 7/1988  
BONDED THRU GENERAL INS. UND.



This instrument prepared by  
ROBERT M. LLOYD, 311 South 2nd Street  
Fort Pierce, Florida



**LEGEND**

BPP	BACKFLOW PREVENTER	OHW	OVERHEAD WIRES
BOC	BACK OF CURB	O.R.B.	OFFICIAL RECORD BOOK
BCF	CONCRETE FENCE	(P)	PLAT
CM	CONCRETE MONUMENT	(P)	PLAT
CMC	CORRUGATED METAL PIPE	PC	PAGE
COVD	COVERED	PSM	PROFESSIONAL SURVEYOR AND MAPPER
(D)	DESCRIPTION	PCV	POLY VINYL CHLORIDE
EMR	ELLIPTICAL CORRUGATED METAL PIPE	PCW	POLY VINYL CONCRETE PIPE
ELR	ELECTRIC METER	(S)	SURVEYED
EL	ELEVATION	TOB	TOP OF BANK
EM	ELECTRIC METER	TR	TRANSFORMER
EMR	ELECTRIC METER	TR	TRANSFORMER
FM	FOUNDATION	UC	UNDERGROUND
FM	FOUNDATION	WF	WOODEN FENCE
FND	FOUND	WM	WATER METER
FW	FOUNDATION	WM	WATER METER
HW	HEADWATER	WA	WATER ANCHOR
ID	IDENTIFICATION	WA	WATER ANCHOR
IP	IRON PIPE	UP	UTILITY POLE
IR	IRON ROD WITH CAP	WG	WATER GATE VALVE
LB	LICENSED BUSINESS	W	WELL
LS	LICENSED SURVEYOR		

**LEGAL DESCRIPTION:**  
 (BY SURVEYOR)  
 LOT A, REVISED PLAT OF HOME ACRES (UNIT No. 2), LESS THE EAST 100' THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 42 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER INFORMATION PROVIDED BY THE COUNTY OR STATE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT COMPLETELY REVEALED BY THIS SURVEY. THE EXTENT OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF AVAILABLE SURFACE INDICATIONS AND THE SURVEYOR'S OBSERVATIONS.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATE SYSTEM, NAD 83.
6. BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATE SYSTEM, NAD 83.
7. LOT DIMENSIONS ARE AS PLATTED UNLESS OTHERWISE NOTED.
8. FLOOD ZONE "A", FLOOD INSURANCE RATE MAP NUMBER 12111C01784, DATED FEBRUARY 16, 2012.

**INDIAN RIVER SURVEY, INC.**  
 PROFESSIONAL SURVEYING AND MAPPING  
 CERTIFICATE OF AUTHORIZATION No. LB 7545  
 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 560-7800 FAX (772) 560-3447

MAP OF BOUNDARY SURVEY GRAPHIC SCALE 0' 10' 20' 1" = 20'

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:  
 FRANCES CASNER

FIELD BOOK 98 DRAWN RJS SHEET 1 PAGES 1 SCALE 1"=20' FIELD DATE JOB#

7/26/24

**2023 NOTICE OF PROPOSED PROPERTY TAXES AND  
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS  
SAINT LUCIE COUNTY TAXING AUTHORITIES**

**DO NOT PAY  
THIS IS NOT A BILL**

Parcel ID 2408-506-0002-000-5

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Frances Casner  
PO Box 880031  
Port St Lucie, FL 34988-0031

Account Number: 20336  
Tax Code: 0002 Saint Lucie County  
Location: 3302 Avenue B  
Legal Desc: REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF  
LOT A LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
<b>GENERAL COUNTY</b>							
SLC General Fund	4.2077	103.09	3.7567	75.13	4.2840	85.68	September 7, 2023 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail, Law Enf	2.7294	66.87	2.4261	48.52	2.7294	54.59	
Erosion Dist E	0.1763	4.32	0.1559	3.12	0.1000	2.00	
Mosquito Control	0.1352	3.31	0.1189	2.38	0.1352	2.70	
SLC Stormwater	0.4731	11.59	0.4320	8.64	0.4731	9.46	
Community Dev MSTU	0.4300	10.54	0.3926	7.85	0.4300	8.60	
Law Enforc MSTU	0.9103	22.30	0.8312	16.62	0.9103	18.21	
County Parks	0.1813	4.44	0.1603	3.21	0.0000	0.00	
County Transit	0.1269	3.11	0.1122	2.24	0.2500	5.00	
<b>PUBLIC SCHOOLS</b>							
By State Law	3.2310	100.38	2.8402	80.28	3.1640	89.43	September 12, 2023 5:01 PM 9461 Brandywine Ln, PSL (772) 429-3970
By Local Board	3.2480	100.91	2.8552	80.71	3.2480	91.81	
<b>MUNICIPALITY</b>							
<b>WATER MANAGEMENT</b>							
S FL Wtr Mgmt Dist	0.0948	2.32	0.0850	1.70	0.0948	1.90	September 14, 2023 5:15 PM 3301 Gun Club Rd Bldg B-1, WPB (561) 686-8800
SFWMD-Okee Basin	0.1026	2.51	0.0920	1.84	0.1026	2.05	
Everglades Project	0.0327	0.80	0.0293	0.59	0.0327	0.65	
<b>INDEPENDENT DISTRICTS</b>							
SLC Fire Dist	3.0000	73.50	2.6555	53.11	3.0000	60.00	September 6, 2023 5:01 PM 5160 NW Milner Dr, PSL (772) 621-3400
FL Inland Nav Dist	0.0320	0.78	0.0288	0.58	0.0288	0.58	September 7, 2023 5:05 PM 1707 NE Indian River Dr, Jensen Beach (561) 627-3386
Children's Services	0.4025	9.86	0.3563	7.13	0.3790	7.58	September 5, 2023 5:01 PM 546 NW University Blvd, PSL (772) 408-1100
<b>VOTER APPROVED DEBT SERVICE</b>							
<b>Total Property Taxes</b>		\$520.63		\$393.65		\$440.24	

**SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.**

**\*Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

**\*Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

**\*Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

\*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
N Saint Lucie Wtr Mgmt	Drainage (772) 461-5050 Minimum \$25.00	0.30000	23.000	25.00
<b>Total Non-Ad Valorem Assessment</b>				\$25.00

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

**TOTAL AD VALOREM TAXES AND  
NON-AD VALOREM ASSESSMENTS  
IF BUDGET CHANGES ARE MADE** \$465.24



**Michelle Franklin**  
**Certified Florida Appraiser**

Parcel ID 2408-506-0002-000-5

Tax Code: 0002 Saint Lucie County  
 Location: 3302 Avenue B

Account Number: 20336  
 Legal Desc: REVISED PLAT OF HOME ACRES-UNIT 2- THAT PART OF LOT A  
 LYG OUTSIDE CITY LIMITS (0.30 AC) (OR 566-378)

## Property Valuation

Market Value	Last Year	This Year
		138,700

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	56,569	58,266	32,069	38,266	24,500	20,000
Public Schools	56,569	58,266	25,500	30,000	31,069	28,266
Municipality						
Water Management	56,569	58,266	32,069	38,266	24,500	20,000
Independent Districts	56,569	58,266	32,069	38,266	24,500	20,000
Voter Approved Debt Service						

Assessment Reductions / Portability	Applies to	Value
Save Our Homes	All Funds	99,234

Exemptions*	Applies to	Last Year	This Year
First Homestead	All Funds	25,000	25,000
Widow	All Funds	500	5,000
Additional Homestead	Non-School Funds	6,569	8,266

\*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:  
**2300 Virginia Ave Rm 121, Fort Pierce, FL 34982**  
 or (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed  
**ON OR BEFORE:**  
**September 12, 2023**

**Market Value:** Market (also called "just" value) is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

**Assessed Value:** Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

**Assessment Reductions / Portability:**

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

**Exemptions:** Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

**Taxable Value:** Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

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**Superior Service, Trusted Results**



[www.paslc.gov](http://www.paslc.gov)  
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