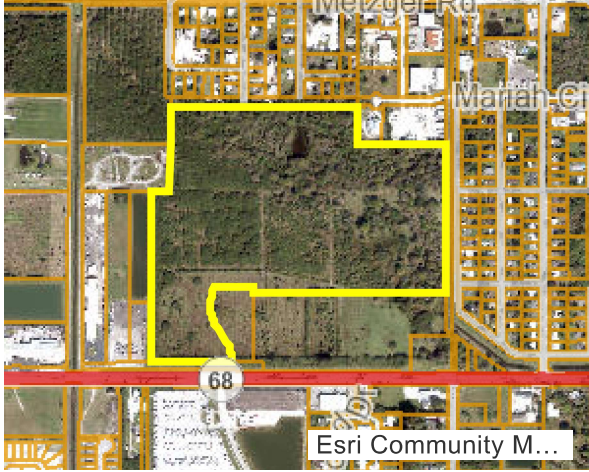




Saint Lucie County Property Appraiser Michelle Franklin CFA

Report generated: Friday, July 19, 2024

Parcel Report



Parcel

PARCELNO: 2407-124-0001-000-3

Property ID: 19834

Owner1: FM Millcreek Holding LLC

SiteAddress: ORANGE AVE

Owner

Owner1: FM Millcreek Holding LLC

Owner2:

Owner3:

MailingAddress: 1698 W Hibiscus Blvd, Unit Ste A Melbourne, FL 32901-2639

Overview

PrimaryLandUse: 6000 - GRZNG SLD CP

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: \$2,820,329

FinishedArea:

Acres: 62.51

TotalArea: 2,722,935.6

Legal Description

LegalDescription: 7 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 AND SW 1/4 OF NE 1/4 OF NE 1/4 AND SE 1/4 OF NW 1/4 OF NE 1/4-LESS N 50 FT FOR RD R/W- AND SE 1/4 OF NE 1/4-LESS S 600 FT AND LESS FOR CANAL R/W- AND E 791.25 FT OF SW 1/4 OF NE 1/4-LESS E 65.98 FT OF S 600 FT AND LESS RD AND CANAL R/W AND LESS THAT PART MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT,TH S 89 42 09 W 65.98 FT TO POB,TH CONT S 89 42 09 W 157.17 FT,TH N 00 17 51 W 92.93 FT TO CURVE CONC SW,R OF 206.46 FT,TH NWLY ALG ARC 125.20 FT,TH N 35 02 28 W 109.91 FT TO CURVE CONC E,R OF 280 FT,TH NLY ALG ARC 194.58 FT,TH N 04 46 28 E 18.58 FT TO CURVE CONC E,R OF 477.11 FT,TH NLY ALG ARC 98.22 FT,TH N 89 42 09 E 288.42 FT,TH S 00 00 56 W 600.01 FT TO POB-LESS ADDN R/W AS IN OR 3026-1790 SUBJ TO PERM DR ESMT AS IN CA 82-59.05-AND LESS ADDN RD R/W AS IN OR 3210-468-(62.51 AC) (OR 2483-1551)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2023	\$2,820,329	\$1,300	\$2,819,029	\$0	\$17,543	\$0	\$17,543	\$947	\$2,801,839
2022	\$1,354,434	\$1,300	\$1,353,134	\$0	\$17,511	\$0	\$17,511	\$979	\$1,335,944
2021	\$826,432	\$1,300	\$825,132	\$0	\$17,482	\$0	\$17,482	\$1,008	\$807,942

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2023	169.7	11,709.3
North St. Lucie Water Management District	2013	62.51	1,500.24

Land Lines

Line Number	Units	Unit Type
1	56	MACR
2	6.51	MACR
3	62.51	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
01/30/2006	\$4,950,000	XX01	WD	FM Florida Land Company LLC	2483-1551	Clerk of Courts
11/22/2005	\$6,616,000	XX02	SPWD	Orange Ave Dev LLC	2430-2546	Clerk of Courts
04/06/2004	\$3,000,000	XX02	WD	Linda Davis Trust	1940-2324	Clerk of Courts
04/02/2004	\$100	XX04	WD	Linda Davis Trust	1940-2328	Clerk of Courts
04/01/2004	\$100	XX04	WD	Linda Davis Trust	1940-2330	Clerk of Courts
03/31/2004	\$100	XX04	WD	Linda Davis Trust	1940-2326	Clerk of Courts
01/25/1998	\$100	XX04	PRDEED	Linda	1124-1276	Clerk of Courts
01/25/1998	\$100	XX04	PRDEED	Linda	1124-1271	Clerk of Courts
01/25/1998	\$100	XX04	PRDEED		1124-1266	Clerk of Courts
12/26/1996	\$100	XX02	PRDEED	Jean M Davis	1053-1888	Clerk of Courts
12/20/1994	\$850,000	XX02	WD	Jean M Davis	935-1908	Clerk of Courts

Photos

