

### Property Identification

Site Address: 2007 S US HIGHWAY 1  
 Use Type: 2200  
 Parcel ID: 2415-341-0008-000-4  
 Jurisdiction: Fort Pierce  
 Account #: 24493  
 Map ID: 24/15S  
 Sec/Town/Range: 15/35S/40E  
 Zoning: General Co

### Ownership

Fast Food Enterprises #2  
 PO Box 547158  
 Orlando, FL 32854

### Legal Description

15 35 40 FROM INT S LI SE 1/4 OF SW 1/4 AND W R/W US 1 RUN N 0 DEG 03 MIN 34 SEC E ALG R/W 1072.46 FT FOR POB, TH CONT N 150 FT, TH N 89 DEG 42 MIN 26 SEC W 175 FT, TH S 0 DEG 03 MIN 34 SEC W 150 FT, TH S 89 DEG 42 MIN 26 SEC E 175 FT TO POB (40J) (OR 1759-2630)

### Current Values

Just/Market: \$1,124,700  
 Exemptions: \$0  
 Assessed: \$1,121,450  
 Taxable: \$1,121,450

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$1,124,700	\$1,121,450	\$0	\$1,121,450
2022	\$1,019,500	\$1,019,500	\$0	\$1,019,500
2021	\$1,019,500	\$1,019,500	\$0	\$1,019,500

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-21-2003	1759 / 2630	XX00	WD	Kaenar Enterprises Inc #1	\$225,000
11-14-1996	1046 / 1560	XX01	WD	Carlton William D	\$135,000
10-01-1972	0207 / 5920	XX00	CV		\$85,000

### Primary Building Information

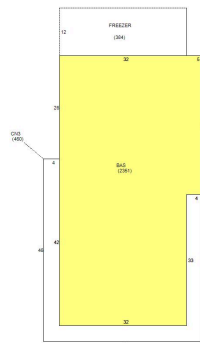
Finished Area of this building: 2,351 SF  
 Gross Sketched Area: 2,811 SF

#### Exterior Data

View:	Roof Cover: Mod Bitumun	Roof Structure: BarJst/Rigid	Building Type: FSFD
Year Built: 2006	Frame:	Grade: Y_D	Effective Year: 2006
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: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Tile-Quarry



### Total Areas

Finished/Under Air (SF):	2,351
Gross Sketched Area (SF):	2,811
Land Size (acres):	0.6
Land Size (SF):	26,250
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CBSWall8"Blk	1	40	2006
CONCRETE LOW	1	4082	2006
ASP2 LOW	1	11280	2006
DOUBLE LIGHT	4	24	2006
CEMENT CURB	1	650	2006

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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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