

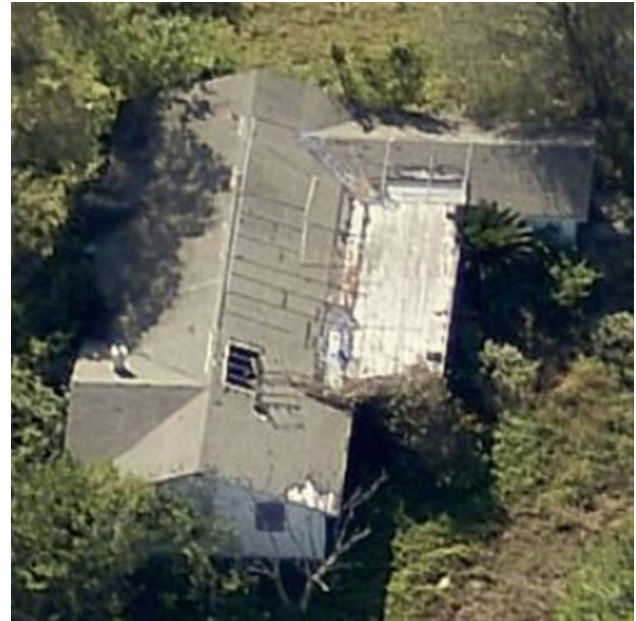
### Property Identification

Site Address: 2300 S KINGS HWY  
 Sec/Town/Range: 24/35S/39E  
 Parcel ID: 2324-210-0000-000-6  
 Jurisdiction: Fort Pierce

Use Type: 6000  
 Account #: 14251  
 Map ID: 23/24N  
 Zoning: Comm Parkw

### Ownership

SCANNELL PROPERTIES #533 LLC  
 8801 River Crossing BLVD Ste 300  
 Indianapolis, IN 46240-2394



### Legal Description

24 35 39 THE N 1/2 OF THE NW 1/4-LESS E 25 FT FOR ROAD R/W AND LESS THE N 35 FT FOR ROAD R/W AND LESS THE W 25 FT FOR ROAD R/W AND LESS ADDL RD R/W AS IN OR 3917-899 AND LESS ADDL RD R/W MPDAF: FROM NW COR OF SEC, TH S 00 07 03 E ALG W SEC LI 538.44 FT, TH N 89 52 57 E 25 FT TO POB; TH N 89 44 39 E 95.42 FT TO CURVE CONC W, R OF 8,468 FT, TH SLY ALG ARC 401.48 FT, TH S 89 44 39 W 62.37 FT, TH N 00 07 03 W 400 FT TO POB-AND THE N 1/2 OF THE S 1/2 OF THE NW 1/4- LESS PETERS ROAD ROAD R/W AND LESS THE W 25 FT FOR ROAD R/W AND LESS ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 1296.38 FT, TH N 89 52 57 E 25 FT TO POB; TH S 89 58 23 E 28.42 FT TO CURVE CONC E, R OF 8,308 FT, TH SLY ALG ARC 308.79 FT, TH N 89 52 57 E 30.02 FT TO CURVE CONC E, R OF 8,278 FT, TH SLY ALG ARC 45.13 FT, TH S 89 49 51 E 343.82 FT, TH S 00 07 03 E 295 FT, TH N 89 49 54 W 383.80 FT, TH N 00 07 03 W 648.28 FT TO POB- (108.30 AC - 4,717,765 SF) (OR 4855-896)

### Current Values

Just/Market Value: \$10,148,500  
 Assessed Value: \$10,148,500  
 Exemptions: \$0  
 Taxable Value: \$10,148,500

### Total Areas

Finished/Under Air (SF): 7,674  
 Gross Sketched Area (SF): 12,279  
 Land Size (acres): 108.3  
 Land Size (SF): 4,717,765

**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.

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 15, 2021	4687 / 1640	0114	SPWD	Smith Joyce K	\$900,000
Sep 15, 2021	4687 / 1640	0114	SPWD	Sapp (LF EST) Grady	\$900,000
Sep 14, 2021	4688 / 1005	0205	WD	RV Development LLC	\$2,978,700
Sep 14, 2021	4688 / 0997	0002	SPWD	Kings Highway Commercial South LLC	\$2,131,200
Sep 14, 2021	4688 / 0982	0002	SPWD	Kings Hwy Commerce Park LLC	\$3,908,400
Sep 14, 2021	4688 / 0869	0002	WD	Great American RV Prop LLC	\$986,200
Sep 14, 2021	4688 / 0861	0002	SPWD	Australian Properties LLC	\$810,800
Sep 14, 2005	2382 / 1143	XX00	WD	Craig Steven L	\$4,600,000
May 1, 1986	0500 / 2004	XX00	CV		\$771,700
Feb 1, 1980	0326 / 1420	XX00	CV		\$200,000

## Building Information (1 of 7)

Finished Area: 1,946 SF

Gross Sketched Area: 3,027 SF

### Exterior Data

View:  
Building Type: SFF  
Grade: SFF-Fair  
Story Height: 1 Story

Roof Cover: Fibrglss Shg  
Year Built: 1966  
Effective Year: 1966  
No. Units: 1N/A

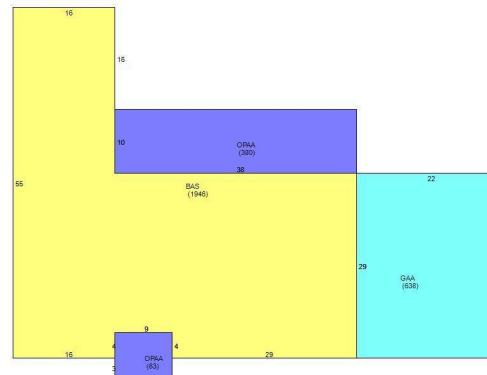
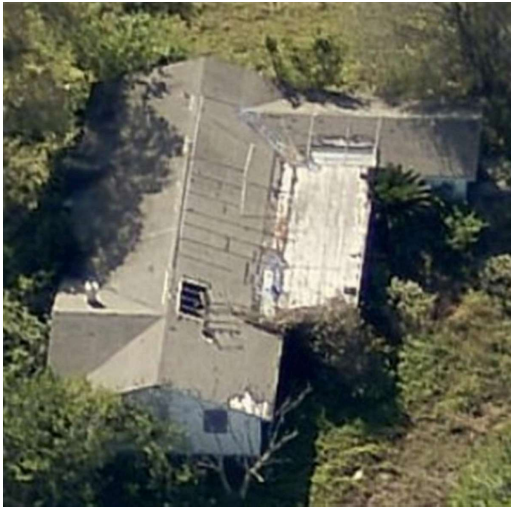
Roof Structure: Gable  
Frame:  
Primary Wall: CB Stucco  
Secondary Wall:

### Interior Data

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

Electric: AVERAGE  
Heat Type: FredHotAir  
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	1946	1946	226
GAA	Garage Attached Average	638	0	102
OPAA	Open Porch Attached Average	443	0	128

## Building Information (2 of 7)

Finished Area: 0 SF

Gross Sketched Area: 1,680 SF

### Exterior Data

View:  
Building Type: DGAR  
Grade: DG  
Story Height: 1 Story

Roof Cover: Fibrglss Shg  
Year Built: 1966  
Effective Year: 1926  
No. Units: 0

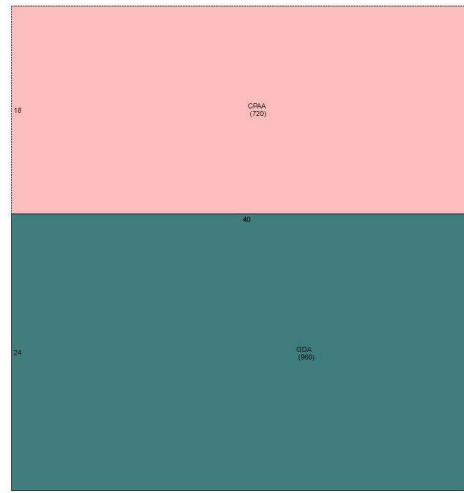
Roof Structure: Gable  
Frame:  
Primary Wall: CB Stucco  
Secondary Wall:

### Interior Data

Bedrooms: 0  
Full Baths: 0  
Half Baths: 0  
A/C %: %

Electric:  
Heat Type:  
Heat Fuel:  
Heated %: %

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
CPAA	Carport Attached Average	720	0	116
GDA	Garage Detached Average	960	0	128

### Building Information (3 of 7)

Finished Area: 1,962 SF

Gross Sketched Area: 2,738 SF

#### Exterior Data

View:  
 Building Type: SFF  
 Grade: SFF-Fair  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1956  
 Effective Year: 1956  
 No. Units: 1

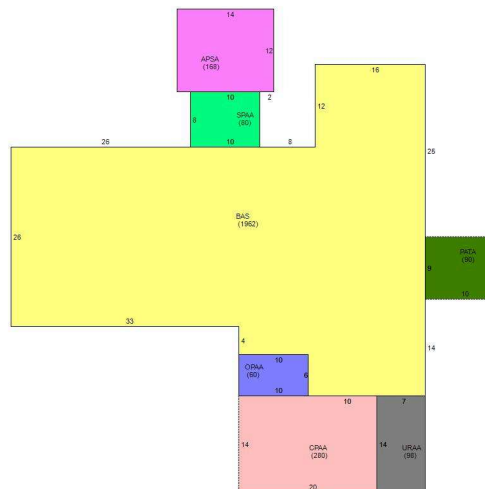
Roof Structure: Flat/Shed  
 Frame:  
 Primary Wall: Conc Block  
 Secondary Wall:

#### Interior Data

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

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

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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APSA	Aluminium Porch (Screen) Average	168	0	52
BAS	BASE AREA	1962	1962	216
CPAA	Carport Attached Average	280	0	68
OPAA	Open Porch Attached Average	60	0	32
PATA	Patio Average (Plain Slab)	90	0	38
SPAA	Screen Porch Attached Average	80	0	36
URAA	Utility Room Attached Average	98	0	42

### Building Information (4 of 7)

Finished Area: 1,450 SF

Gross Sketched Area: 1,690 SF

#### Exterior Data

View:  
 Building Type: SFF  
 Grade: SFF-Fair  
 Story Height: 1 Story

Roof Cover: Metal  
 Year Built: 1957  
 Effective Year: 1957  
 No. Units: 1

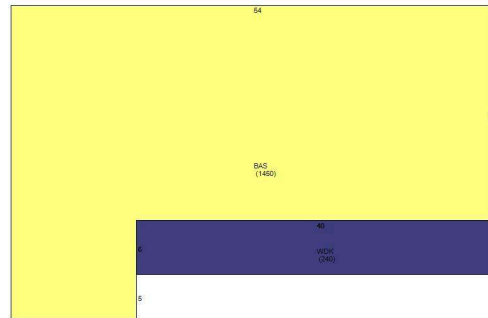
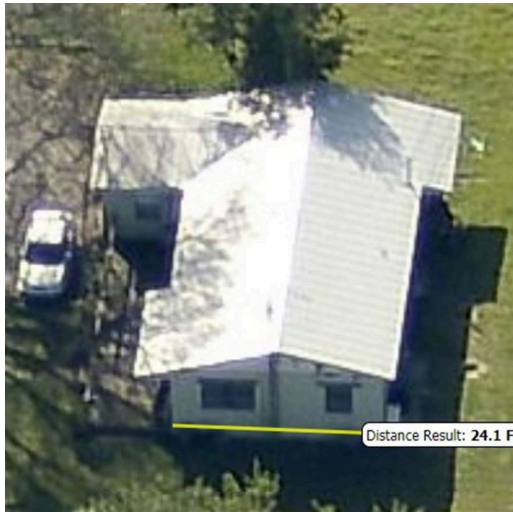
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

#### Interior Data

Bedrooms: 0  
 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: Hardwood  
 Sprinkled %: %



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1450	1450	178
WDK	WOOD DECK	240	0	92

### Building Information (5 of 7)

Finished Area: 1,404 SF

Gross Sketched Area: 1,404 SF

#### Exterior Data

View:  
 Building Type: SFF  
 Grade: SFF-Fair  
 Story Height: 1 Story

Roof Cover: Fibrglss Shg  
 Year Built: 1983  
 Effective Year: 1983  
 No. Units: 1

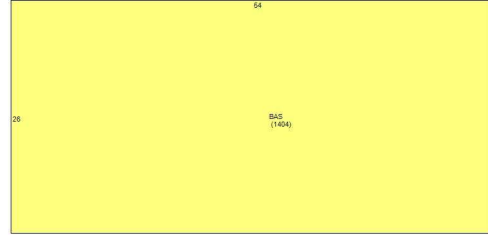
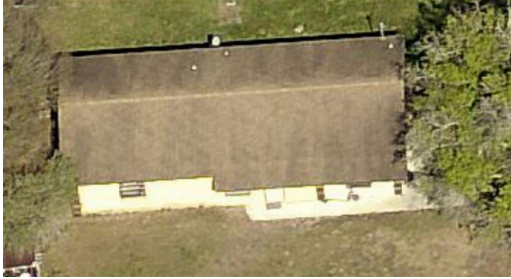
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

Interior Data

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

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

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1404	1404	160

**Building Information (6 of 7)**

Finished Area: 0 SF

Gross Sketched Area: 600 SF

Exterior Data

View:  
 Building Type: DGAR  
 Grade: DG  
 Story Height: 1 Story

Roof Cover: Metal  
 Year Built: 1999  
 Effective Year: 1999  
 No. Units: 0

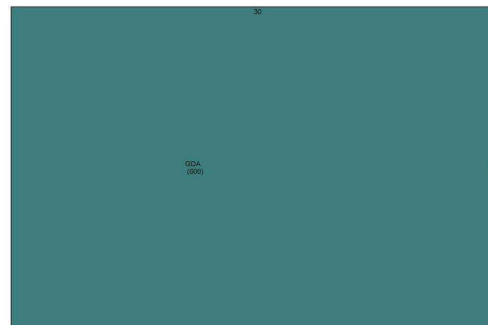
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: %

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: %

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	600	0	100

### Building Information (7 of 7)

Finished Area: 912 SF

Gross Sketched Area: 1,140 SF

#### Exterior Data

View:  
 Building Type: SFF  
 Grade: SFF-Fair  
 Story Height: 1 Story

Roof Cover: Fibrglss Shg  
 Year Built: 1995  
 Effective Year: 1995  
 No. Units: 1

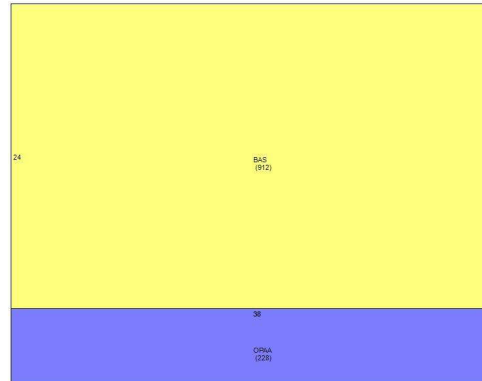
Roof Structure: Gable  
 Frame:  
 Primary Wall: Wood/Sheath  
 Secondary Wall:

#### Interior Data

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

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

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



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	912	912	124
OPAA	Open Porch Attached Average	228	0	88

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	385	2018

### Current Year Values

Current Values Breakdown


Current Year Exemption Value Breakdown

Building and SFYI: \$241,200

Land:	\$9,907,300
Just/Market:	\$10,148,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$10,148,500
Exemption(s):	\$0
Taxable:	\$10,148,500

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2016	0054	108.3	North St. Lucie Water Management District	\$2,599.20
Start Year	AssessCode	Units	Description	Amount
2017	0041	28.8	Fort Pierce Stormwater Charge	\$1,987.20

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
2024	\$10,148,500	\$10,148,500	\$0	\$10,148,500
2023	\$10,142,300	\$10,142,300	\$0	\$10,142,300
2022	\$8,846,800	\$8,846,800	\$0	\$8,846,800
2021	\$2,487,525	\$10,731	\$0	\$10,731

**Permits**

Number	Issue Date	Description	Amount	Fee
200441	Dec 7, 2004	Property Off '04 Fire List St Lucie Co Fire Dept	\$30,000	\$0
0000158	Jul 1, 1971	RP Tag for Mobile Home	\$0	\$0
C94-01621	Apr 5, 1994	Residential New Construction	\$47,880	\$47,880
C05010518	Jan 12, 2005	Roof	\$5,210	\$0

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

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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