

**CITY OF PORT ST LUCIE**

Date Checked: 1/30/2024  
 Checked by: Dennis Murphy  
 Recorded:

**NEW PLATS -- PARENT PARCELS AND DESCRIPTION**  
 (to be completed by Finance Dept. prior to plat approval)

Planning Project #	P23-089
Proposed Plat Name:	Veranda Preserve East - Replat
Legal Description:	VERANDA PRESERVE WEST PHASE 1 (PB 82-9) THAT PART OF TRACT Z BEING MPDAF: BEGIN AT SE COR OF TRACT Z, TH ALG THE S LI OF TRACT Z N 89 57 38

**Current Tax Roll Year: 2023**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4434-502-0009-010-2	196.86	Y	N/A
2	4434-502-0009-000-9	6.06	Y	N/A
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### Account History 4434-502-0009-010/2

Roll	Status	Due	
2023	Acct: Paid-in-full		<a href="#">View</a>
2022	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

### Account Information

**Roll Year:** 2023  
**Tax Year:** 2023  
**Account Number:** 4434-502-0009-010/2  
 « Prev Next »  
**Millage Code:** 0011 -  
**Certified:** AG EHC II (LEN) Multi State 1 LLC  
**Roll Owner(s):** c/o Essential Housing Asset Management LLC  
 8585 E Hartford Dr Ste 118  
 Scottsdale, AZ 85255-5473  
 « Prev Next »  
**Situs Address:** 0 TBD,  
 Port Saint Lucie  
**Escrow Payment Status:** PAYMENT PENDING  
**Escrow Company:** Lennar Homes LLC (9008)  
**Links:** Property Appraiser, Public Site  
**Flags:** ESCROW PAYMENT PENDING

**Market Value:** 19,630,300  
**Class Value:** 0  
**Just Value:** 19,630,300  
**School Assessed Value:** 19,630,300  
**Assessed Value:** 19,630,300  
**Ad Valorem:** \$446,328.24  
**Non-ad Valorem:** \$100,739.10  
**Total Tax:** \$547,067.34

### Location Details

**Book-Page-Item:** 4816-0708-  
**Property Class:** 99  
**Range:** 40E  
**Township:** 37S  
**Section:** 35  
**Neighborhood:** AA04  
**Value Code:** 00  
**Use Code:** 9900  
**Total Acres:** 196.86  
**Legal Description:** VERANDA PRESERVE WEST PHASE 1 (PB 82-9) THAT PART OF TRACT Z BEING MPDAF: BEGIN AT SE COR OF TRACT Z, TH ALG THE S LI OF TRACT Z N 89 57 38 W 457.94 FT TO THE BEG OF A CURVE TO THE RIGHT, R OF 2125 FT, CHORD BEARS N 80 00 28 W, TH ALG ARC 738 26 FT, TH N 70 03 18 W 2614.68 FT, TH N 25 03 18 W 43 97 FT, TH N 19 53 58 E 280.47 FT, TH S 70 06 02 E 1.25 FT, TH S 69 54 13 E 599.73 FT, TH N 19 30 36 E 109.75 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 325.63 FT, CHORD BEARS N 14 36 44 W, TH ALG ARC 387.86 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT, R OF 570.47 FT, CHORD BEARS N 60 22 15 W, TH ALG ARC 231.71 FT, TH N 17 59 35 E 299.59 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 847.50 FT, CHORD BEARS N 71 54 40 W, TH ALG ARC 25.03 FT, TH N 17 14 34 E 130 FT TO THE BEG OF A CURVE TO THE RIGHT, R OF 977.50 FT, CHORD BEARS S 71 58 25 E, TH ALG ARC 26.73 FT, TH N 17 59 35 E 61.05 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 1902.88 FT, CHORD BEARS N 15 02 57 E, TH ALG ARC 195.54 FT, TH N 90 00 00 W 395.75 FT, TH N 00 30 36 E 148.96 FT, TH N 07 24 32 E 66.77 FT, TH N 06 27 35 W 35.32 FT, TH N 66 11 37 W 39.63 FT, TH S 81 48 24 W 78.98 FT, TH N 85 38 29 W 78.41 FT, TH S 88 47 37 W 345.92 FT, TH N 61 54 31 W 66.09 FT, TH N 41 24 32 W 52.09 FT, TH N 85 22 04 W 24.60 FT, TH S 64 04 22 W 54.52 FT, TH S 71 57 28 W 94.06 FT, TH N 89 22 15 W 61.93 FT, TH N 68 55 51 W 67.33 FT, TH N 22 50.40 W 68.25 FT, TH N 15 10 44 W 96.73 FT, TH N 02 26 57 W 89.47 FT, TH N 75 27 38 E 89.66 FT, TH S 89 32 34 E 331.94 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 209.62 FT, CHORD BEARS N 61 32 41 E, TH ALG ARC 444.05 FT, TH S 89 20 49 E 27.05 FT, TH N 25 09 57 E 73.11 FT, TH N 67 17 34 E 89.84 FT, TH N 07 19 47 E 150.74 FT, TH N 41 02 24 W 63.33 FT, N 23 23 42 W 50.02 FT, TH N 37 06 28 E 42.56 FT, N 17 46 06 E 38.12 ft, TH 06 57 21 W 52.46 FT, TH N 23 41 57 E 53.51 FT, TH N 13 12 54 W 35.48 FT, TH N 00 51 52 W 46.89 FT, TH N 53 52 19 E 55 FT, TH S 81 20 21 E 62.96 FT, TH S 86 26 12 E 135.10 FT, TH S 00 24 13 E 3.32 FT, TH N 89 35 42 E 30 FT, TH N 00 24 13 W 125 FT, TH N 89 35 42 E 62.01 FT, TH S 32 15 39 E 3333.03 FT, TH S 14 03 42 E 1034.49 FT TO THE POB (196.856 AC - 8,575,047 SF) (OR 4816-708)  
**Last Updated:** 10/04/2023 03:03PM  
**Last Updated By:** Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	19,630,300	0	19,630,300	\$0.00
CT06	Co Public Transit MSTU	0.2500	19,630,300	0	19,630,300	\$4,907.58
EE19	Erosion District E	0.1000	19,630,300	0	19,630,300	\$1,963.03
FF02	Law Enf/Jail/Judicial Sys	2.7294	19,630,300	0	19,630,300	\$53,578.94
GF01	Co General Revenue Fund	4.2722	19,630,300	0	19,630,300	\$83,864.57
CS64	Childrens Service Council	0.3790	19,630,300	0	19,630,300	\$7,439.88
FD21	St Lucie Co Fire District	3.0000	19,630,300	0	19,630,300	\$58,890.90
FI40	FL Inland Navigation Dist	0.0288	19,630,300	0	19,630,300	\$565.35
PS25	City of Port St Lucie	4.7057	19,630,300	0	19,630,300	\$92,374.30
PS26	City of PSL Voted Debt	0.4943	19,630,300	0	19,630,300	\$9,703.26
SD09	School Discretionary	0.7480	19,630,300	0	19,630,300	\$14,683.46
SN39	School Capital Improvemnt	1.5000	19,630,300	0	19,630,300	\$29,445.45
SR08	School Req Local Effort	3.1640	19,630,300	0	19,630,300	\$62,110.27
SR09	School Voter Referendum	1.0000	19,630,300	0	19,630,300	\$19,630.30
MC14	Mosquito Control	0.1352	19,630,300	0	19,630,300	\$2,654.02
	S FL Wtr Mgmt District	0.2301	19,630,300	0	19,630,300	\$4,516.93
<b>Total:</b>			<b>22.7367</b>			<b>\$446,328.24</b>

### Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS79	PSL Stormwater Veranda 2	Yes	565.950	\$100,739.10
V2CD	Veranda 2 CDD	Yes	0.000	\$0.00
<b>Total:</b>				<b>\$100,739.10</b>

### Notes (0)

**Search** Account Search

1 of 1 First « Prev :: Next » Last

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2023	4434-502-0009-010/2	AG EHC II (LEN) Multi State 1 LLC c/o Essential Housing Asset Management LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

**Search**

1 of 1 First « Prev :: Next » Last

Search

Clear

Tax Yr

Account Number

Certified Roll  
Owner Name

Situs Address

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last



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Current Version: January 2024

### Account History 4434-502-0009-000/9

Roll	Status	Due	
2023	Acct: Paid-in-full		<a href="#">View</a>
2022	Acct: Paid-in-full		<a href="#">View</a>
2021	Acct: Paid-in-full		<a href="#">View</a>
2020	Acct: Paid-in-full		<a href="#">View</a>
2019	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		<b>\$0.00</b>	

[View a different due date](#)

### Account Information

<b>Roll Year:</b>	2023
<b>Tax Year:</b>	2023
<b>Account Number:</b>	4434-502-0009-000/9 <a href="#">« Prev Next »</a>
<b>Millage Code:</b>	0011 -
<b>Certified</b>	Veranda St Lucie Land Holdings LLC
<b>Roll Owner(s):</b>	7807 Baymeadows Rd E Ste 205 Jacksonville, FL 32256-0000 <a href="#">« Prev Next »</a>
<b>Situs Address:</b>	0 TBD, Port Saint Lucie
<b>Links:</b>	<a href="#">Property Appraiser</a> , <a href="#">Public Site</a>

<b>Market Value:</b>	6,100
<b>Class Value:</b>	0
<b>Just Value:</b>	6,100
<b>School Assessed Value:</b>	6,100
<b>Assessed Value:</b>	4,312
<b>Ad Valorem:</b>	<b>\$109.49</b>
<b>Non-ad Valorem:</b>	<b>\$3,102.54</b>
<b>Total Tax:</b>	<b>\$3,212.03</b>

### Location Details

<b>Book-Page-Item:</b>	--
<b>Property Class:</b>	00
<b>Range:</b>	40E
<b>Township:</b>	37S
<b>Section:</b>	35
<b>Neighborhood:</b>	AA04
<b>Value Code:</b>	00
<b>Use Code:</b>	0000
<b>Total Acres:</b>	6.06
<b>Legal Description:</b>	VERANDA PRESERVE WEST PHASE 1 (PB 82-9) TRACT Z- LESS TH T PART ASSESSED INTO VERANDA PRESERVE WEST PHASE 2 (PB 92-36) AND LESS THAT PART ASSESSED INTO VERANDA PRESERVE WEST PHASE 3 (PB 102-31) AND LESS THAT PART IN OR 4816-708-(6.06 AC - 264,148 SF)
<b>Last Updated:</b>	10/04/2023 03:03PM
<b>Last Updated By:</b>	Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0009	4,312	0	4,312	\$0.00
CT06	Co Public Transit MSTU	0.2500	4,312	0	4,312	\$1.08
EE19	Erosion District E	0.1000	4,312	0	4,312	\$0.43
FF02	Law Enf,jail,Judicial Sys	2.7294	4,312	0	4,312	\$11.77
GF01	Co General Revenue Fund	4.2722	4,312	0	4,312	\$18.42
CS64	Childrens Service Council	0.3790	4,312	0	4,312	\$1.63
FD21	St Lucie Co Fire District	3.0000	4,312	0	4,312	\$12.94
FI40	FL Inland Navigation Dist	0.0288	4,312	0	4,312	\$0.12
PS25	City of Port St Lucie	4.7057	4,312	0	4,312	\$20.29
PS26	City of PSL Voted Debt	0.4943	4,312	0	4,312	\$2.13
SD09	School Discretionary	0.7480	6,100	0	6,100	\$4.56
SN39	School Capital Improvemnt	1.5000	6,100	0	6,100	\$9.15
SR08	School Reu Local Effort	3.1640	6,100	0	6,100	\$19.30
SR09	School Voter Referendum	1.0000	6,100	0	6,100	\$6.10
MC14	Mosquito Control	0.1352	4,312	0	4,312	\$0.58
	S FL Wtr Mgmt District	0.2301	4,312	0	4,312	\$0.99
<b>Total:</b>			<b>22.7367</b>			<b>\$109.49</b>

### Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS79	PSL	Yes	17.430	\$3,102.54
	Stormwater			
	Veranda 2			
V2CD	Veranda 2	Yes	0.000	\$0.00
	CDD			
<b>Total:</b>				<b>\$3,102.54</b>

### Notes (0)

### Search

Account Search

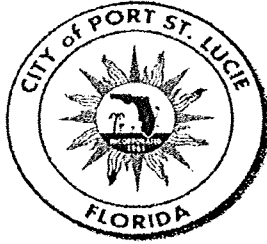
1 of 1 First « Prev :: Next » Last

<input type="text" value="2023"/>	<input type="text" value="4434-502-0009-000/9"/>	<input type="text"/>	<input type="text"/>	-- Any --	<input type="text" value="Search"/>
<b>Tax Yr</b>	<b>Account Number</b>	<b>Certified Roll Owner Name</b>	<b>Situs Address</b>	<b>Account Status</b>	<b>Clear</b>
2023	4434-502-0009-000/9	Veranda St Lucie Land Holdings LLC	0 TBD Port Saint Lucie	Paid In Full	<a href="#">View</a>

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last





**CITY OF PORT ST LUCIE**

Date Checked: 11/20/2023  
 Checked by: Dennis Murphy  
 Recorded:

**NEW PLATS -- PARENT PARCELS AND DESCRIPTION**  
 (to be completed by Finance Dept. prior to plat approval)

Planning Project #	P22-329
Proposed Plat Name:	Veranda Preserve East
Legal Description:	VERANDA PRESERVE WEST PHASE 1 (PB 82-9) THAT PART OF TRACT Z BEING MPDAF: BEGIN AT SE COR OF TRACT Z, TH ALG THE S LI OF TRACT Z N 89 57 38

**Current Tax Roll Year: 2023**

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4434-502-0009-010-2	196.86	N	N/A
2				
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### Account History 4434-502-0009-010/2

Roll	Status	Due	
2023	Acct: Unpaid	\$525,184.65	<a href="#">View</a>
2022	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		\$525,184.65	

[View a different due date](#)

### Account Information

**Roll Year:** 2023  
**Tax Year:** 2023  
**Account Number:** 4434-502-0009-010/2  
 + Prev Next +  
**Millage Code:** 0011 -  
**Certified:** AG EHC II (LEN) Multi-State 1 LLC  
**Roll Owner(s):** c/o Essential Housing Asset Management LLC  
 8585 E Hartford Dr Ste 118  
 Scottsdale, AZ 85255-5473  
 + Prev Next +  
**Situs Address:** 0 TBD,  
 Port Saint Lucie  
**Escrow Payment Status:** PAYMENT PENDING  
**Escrow Company:** Lennar Homes LLC (9008)  
**Links:** Property Appraiser, Public Site  
**Flags:** ESCROW PAYMENT PENDING

<b>Market Value:</b>	19,630,300
<b>Class Value:</b>	0
<b>Just Value:</b>	19,630,300
<b>School Assessed Value:</b>	19,630,300
<b>Assessed Value:</b>	19,630,300
<b>Ad Valorem:</b>	\$446,328.24
<b>Non-ad Valorem:</b>	\$100,739.10
<b>Total Tax:</b>	\$547,067.34
<b>Print Combined Reminder</b>	

### Location Details

**Book-Page-Item:** 4816-0708-  
**Property Class:** 99  
**Range:** 40E  
**Township:** 37S  
**Section:** 35  
**Neighborhood:** AA04  
**Value Code:** 00  
**Use Code:** 9900  
**Total Acres:** 196.86

**Legal Description:** VERANDA PRESERVE WEST PHASE 1 (PB 82-9) THAT PART OF TRACT 2 BEING MPDAF, BEGIN AT SE COR OF TRACT 2, TH ALG THE S LI OF TRACT 2 N 89 57 38 W 457.94 FT TO THE BEG OF A CURVE TO THE RIGHT, R OF 2125 FT, CHORD BEARS N 80 09 28 W, TH ALG ARC 738.26 FT, TH N 70 03 18 W 2614.68 FT, TH N 25 03 18 W 43.97 FT, TH N 19 53 58 E 280.47 FT, TH S 70 06 02 E 1.25 FT, TH S 69 54 13 E 599.73 FT, TH N 19 30 36 E 109.75 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 325.63 FT, CHORD BEARS N 14 36 44 W, TH ALG ARC 387.86 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT, R OF 570.47 FT, CHORD BEARS N 60 22 15 W, TH ALG ARC 231.71 FT, TH N 17 59 35 E 299.59 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 847.50 FT, CHORD BEARS N 71 54 40 W, TH ALG ARC 25 03 FT, TH N 17 14 34 E 130 FT TO THE BEG OF A CURVE TO THE RIGHT, R OF 977.50 FT, CHORD BEARS S 71 58 25 E, TH ALG ARC 26.73 FT, TH N 17 59 35 E 61 05 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 1902.88 FT, CHORD BEARS N 15 02 57 E, TH ALG ARC 195.54 FT, TH N 90 09 00 W 395.75 FT, TH N 09 30 36 E 148.96 FT, TH N 07 24 32 E 66.77 FT, TH N 06 27 35 W 35.32 FT, TH N 66 11 37 W 39.63 FT, TH S 81 48 24 W 78.98 FT, TH N 85 38 29 W 78.41 FT, TH S 88 47 37 W 345.92 FT, TH N 61 54 31 W 66.09 FT, TH N 41 24 32 W 52.09 FT, TH N 85 22 04 W 24.60 FT, TH S 64 04 22 W 54.52 FT, TH S 71 57 28 W 94.06 FT, TH N 89 22 15 W 61.93 FT, TH N 68 55 51 W 67.33 FT, TH N 22 50 40 W 68.25 FT, TH N 15 10 44 W 96.73 FT, TH N 02 26 57 W 89.47 FT, TH N 75 27 38 E 89.66 FT, TH S 89 32 34 E 331.94 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 209.62 FT, CHORD BEARS N 61 32 41 E, TH ALG ARC 444.05 FT, TH S 89 20 49 E 27.05 FT, TH N 25 09 57 E 73.11 FT, TH N 67 17 34 E 89.84 FT, TH N 07 19 47 E 150.74 FT, TH N 41 02 24 W 63.33 FT, N 23 23 42 W 50.02 FT, TH N 37 06 28 E 42.56 FT, N 17 46 06 E 38.12 FT, TH 06 57 21 W 52.46 FT, TH N 23 41 57 E 53 51 FT, TH N 13 12 54 W 35.48 FT, TH N 00 51 52 W 46.89 FT, TH N 53 52 19 E 55 FT, TH S 81 29 21 E 62.96 FT, TH S 86 26 12 E 135.10 FT, TH S 00 24 13 E 3.32 FT, TH N 89 35 42 E 30 FT, TH N 00 24 13 W 125 FT, TH N 89 35 42 E 62.01 FT, TH S 32 15 39 E 3333 03 FT, TH S 14 03 42 E 1034.49 FT TO THE POB (196.856 AC - E.575 047 5F) (OR 4816-708)

**Last Updated:** 10/04/2023 03:03PM

**Last Updated By:** Mary Brown

### Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
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CT06	Co Public Transit MSTU	0.2500	19,630,300	0	19,630,300	\$4,907.58
EE19	Erosion District E	0.1000	19,630,300	0	19,630,300	\$1,963.03
FF02	Law Enf/Jail/Judicial Sys	2.7294	19,630,300	0	19,630,300	\$53,578.94
GF01	Co General Revenue Fund	4.2722	19,630,300	0	19,630,300	\$83,864.57
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SN39	School Capital Improvemnt	1.5000	19,630,300	0	19,630,300	\$29,445.45
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<b>Total:</b>		<b>22.7367</b>				<b>\$446,328.24</b>

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<b>Total:</b>				<b>\$100,739.10</b>

### Notes (0)

**Search** Account Search

1 of 1 First Prev Next Last

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	View
2023	4434-502-0009-010/2	AG EHC II (LEN) Multi-State 1 LLC c/o Essential Housing Asset Management LLC	0 TBD Port Saint Lucie	Unpaid	<a href="#">View</a>

**Search**

1 of 1 First < Prev :: Next > Last

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Name City
Search results as of 2 minutes ago				1 of 1 First < Prev :: Next > Last



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Current Version: November 2023



**CITY OF PORT ST LUCIE**

Date Checked: 5/22/2023

Checked by: Nicole Ramos

Recorded:

**NEW PLATS -- PARENT PARCELS AND DESCRIPTION**  
(to be completed by Finance Dept. prior to plat approval)

Planning Project #	P22-329
Proposed Plat Name:	Veranda Preserve East
Legal Description:	VERANDA PRESERVE WEST PHASE 1 (PB 82-9) THAT PART OF TRACT Z BEING MPDAF: BEGIN AT SE COR OF TRACT Z, TH ALG THE S LI OF TRACT Z N 89 57 38

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CITY OF PORT ST. LUCIE  
SITE PLAN REVIEW COMMITTEE AGENDA  
WEDNESDAY, MAY 24, 2023 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – ??????
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

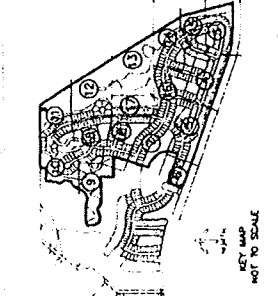
Bridget	P21-213	Tradition Mobility Hub -Resubmittal Revised Site Plan & Construction Plans
Bridget	P22-132	Southern Grove-Plat No. 42 - Resubmittal Preliminary & Final Plat
Bridget	P23-082	Wawa Becker Preliminary & Final Plat Construction Plans
Bridget	P23-083	Tradition Regional Park Clearing & Mass Grading
Bianca	P16-198-A4	SLW – Town Center – Miller's Ale House – To-go Order Pick Up Door Minor Site Plan Amendment Construction Plans
Bianca	P23-086	LTC Ranch West Lots 328 & 329 Replat Final Plat
Bethany	P20-239-A3	Gatlin Pointe – 1208 SW Gatlin Boulevard Minor Site Plan Amendment Construction Plans
Bethany	P23-089	Veranda Preserve East – Replat Subdivision Plat
Francis	P06-017-A1	Calvary River of Life Athletic @ SLW Minor Site Plan Amendment
Marissa	P14-082-A1	Lake Forest Pointe @ SLW – Street Tree Replanting Landscape Amendment
Marissa	P17-064-A2	Cascades & SLW – Street Tree Replanting Landscape Amendment



# REPLAT OF VERANDA PRESERVE EAST

BEING A REPLAT OF VERANDA PRESERVE EAST, AS RECORDED IN PLAT BOOK 114, PAGE 1, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
RONE G. JONES  
CALIFIELD and WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
1000 W. UNIVERSITY AVENUE, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561) 362-1801  
CERTIFICATE OF AUTHORIZATION NO. 125181



**TITLE CERTIFICATION:**  
STATE OF FLORIDA

- 1. THE UNDERSIGNED HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA, AND HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA.
- 2. THE UNDERSIGNED HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA, AND HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA.
- 3. THE UNDERSIGNED HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA, AND HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA.
- 4. THE UNDERSIGNED HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA, AND HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA.
- 5. THE UNDERSIGNED HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA, AND HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA.
- 6. THE UNDERSIGNED HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA, AND HAS BEEN FOR A PERIOD OF SEVEN YEARS IN THE STATE OF FLORIDA.

**VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.**

WHEREAS, the undersigned is a duly qualified and licensed professional engineer in the State of Florida, and has been duly qualified and licensed as such for a period of seven years; and

WHEREAS, the undersigned has been duly qualified and licensed as such for a period of seven years; and

**VERANDA PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.**

WHEREAS, the undersigned is a duly qualified and licensed professional engineer in the State of Florida, and has been duly qualified and licensed as such for a period of seven years; and

WHEREAS, the undersigned has been duly qualified and licensed as such for a period of seven years; and



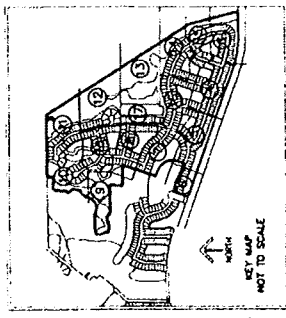
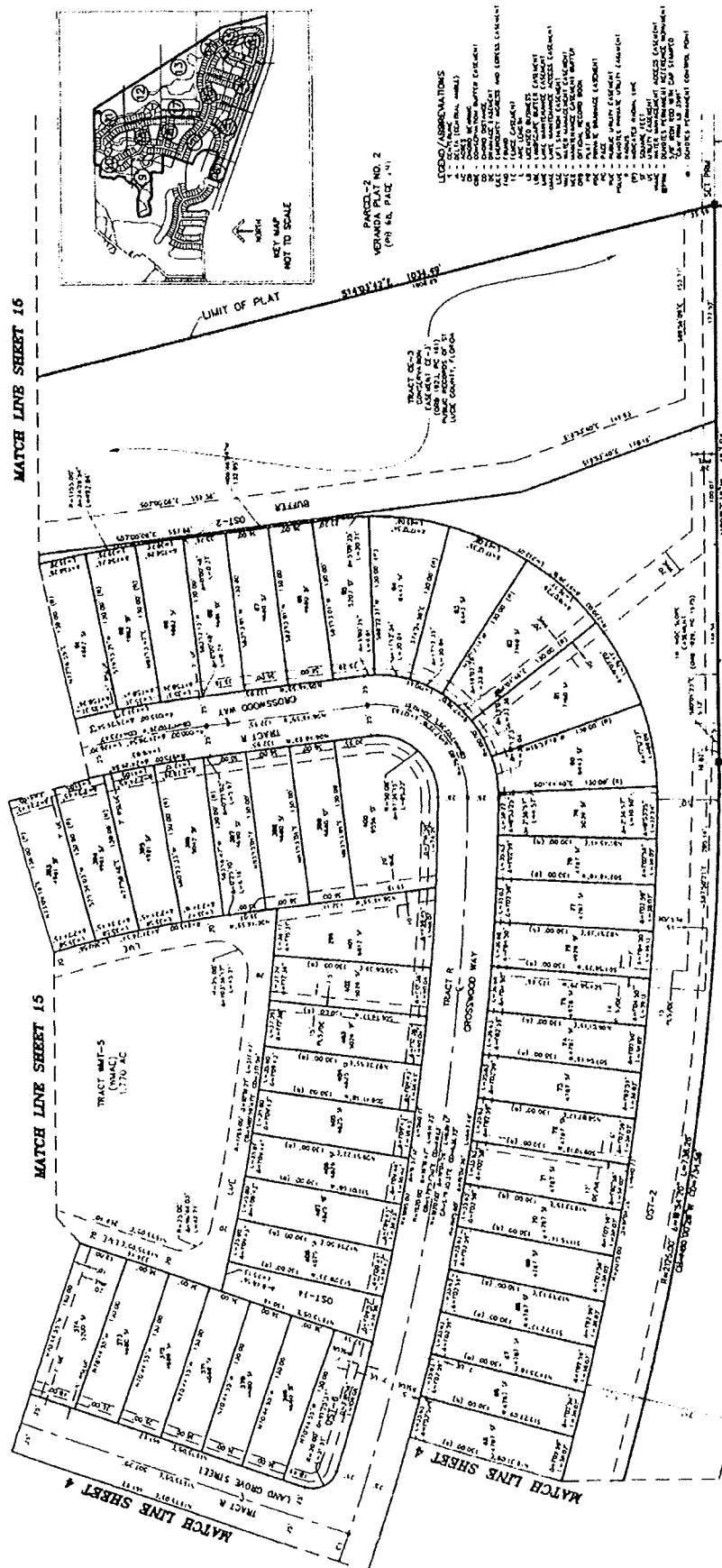
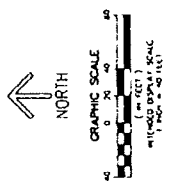
PSLUSD PROJECT NO. 11-824-15  
CITY OF PORT ST. LUCIE  
PROJECT NO. P22-329

CITY OF PORT ST. LUCIE

# REPLAT OF VERANDA PRESERVE EAST

BEING A REPLAT OF VERANDA PRESERVE EAST, AS RECORDED IN PLAT BOOK 114, PAGE 1, LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCE, ST. LUCE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
HOME OF FURRIS  
CAULFIELD and WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
1700 GLASS BLDG., SUITE 100  
PORT ST. LUCE, FLORIDA 32077-1001  
CERTIFICATE OF AUTHORIZATION NO. LB3501



PANEL NO. 2  
VERANDA PRESERVE EAST  
(FOR 84, PLAT 14)

- LEGEND/OBSERVATIONS
- 1 - 2' (1/4" = 10' SCALE)
  - 2 - 4' (1/4" = 20' SCALE)
  - 3 - 8' (1/4" = 40' SCALE)
  - 4 - 16' (1/4" = 80' SCALE)
  - 5 - 32' (1/4" = 160' SCALE)
  - 6 - 64' (1/4" = 320' SCALE)
  - 7 - 128' (1/4" = 640' SCALE)
  - 8 - 256' (1/4" = 1280' SCALE)
  - 9 - 512' (1/4" = 2560' SCALE)
  - 10 - 1024' (1/4" = 5120' SCALE)
  - 11 - 2048' (1/4" = 10240' SCALE)
  - 12 - 4096' (1/4" = 20480' SCALE)
  - 13 - 8192' (1/4" = 40960' SCALE)
  - 14 - 16384' (1/4" = 81920' SCALE)
  - 15 - 32768' (1/4" = 163840' SCALE)
  - 16 - 65536' (1/4" = 327680' SCALE)
  - 17 - 131072' (1/4" = 655360' SCALE)
  - 18 - 262144' (1/4" = 1310720' SCALE)
  - 19 - 524288' (1/4" = 2621440' SCALE)
  - 20 - 1048576' (1/4" = 5242880' SCALE)
  - 21 - 2097152' (1/4" = 10485760' SCALE)
  - 22 - 4194304' (1/4" = 20971520' SCALE)
  - 23 - 8388608' (1/4" = 41943040' SCALE)
  - 24 - 16777216' (1/4" = 83886080' SCALE)
  - 25 - 33554432' (1/4" = 167772160' SCALE)
  - 26 - 67108864' (1/4" = 335544320' SCALE)
  - 27 - 134217728' (1/4" = 671088640' SCALE)
  - 28 - 268435456' (1/4" = 1342177280' SCALE)
  - 29 - 536870912' (1/4" = 2684354560' SCALE)
  - 30 - 1073741824' (1/4" = 5368709120' SCALE)
  - 31 - 2147483648' (1/4" = 10737418240' SCALE)
  - 32 - 4294967296' (1/4" = 21474836480' SCALE)
  - 33 - 8589934592' (1/4" = 42949672960' SCALE)
  - 34 - 17179869184' (1/4" = 85899345920' SCALE)
  - 35 - 34359738368' (1/4" = 171798691840' SCALE)
  - 36 - 68719476736' (1/4" = 343597383680' SCALE)
  - 37 - 137438953472' (1/4" = 687194767360' SCALE)
  - 38 - 274877906944' (1/4" = 1374389534720' SCALE)
  - 39 - 549755813888' (1/4" = 2748779069440' SCALE)
  - 40 - 1099511627776' (1/4" = 5497558138880' SCALE)
  - 41 - 2199023255552' (1/4" = 10995116277760' SCALE)
  - 42 - 4398046511104' (1/4" = 21990232555520' SCALE)
  - 43 - 8796093022208' (1/4" = 43980465111040' SCALE)
  - 44 - 17592186044416' (1/4" = 87960930222080' SCALE)
  - 45 - 35184372088832' (1/4" = 175921860444160' SCALE)
  - 46 - 70368744177664' (1/4" = 351843720888320' SCALE)
  - 47 - 140737488355328' (1/4" = 703687441776640' SCALE)
  - 48 - 281474976710656' (1/4" = 1407374883553280' SCALE)
  - 49 - 562949953421312' (1/4" = 2814749767106560' SCALE)
  - 50 - 1125899906842624' (1/4" = 5629499534213120' SCALE)
  - 51 - 2251799813685248' (1/4" = 11258999068426240' SCALE)
  - 52 - 4503599627370496' (1/4" = 22517998136852480' SCALE)
  - 53 - 9007199254740992' (1/4" = 45035996273704960' SCALE)
  - 54 - 18014398509481984' (1/4" = 90071992547409920' SCALE)
  - 55 - 36028797018963968' (1/4" = 180143985094819840' SCALE)
  - 56 - 72057594037927936' (1/4" = 360287970189639680' SCALE)
  - 57 - 144115188075855872' (1/4" = 720575940379279360' SCALE)
  - 58 - 288230376151711744' (1/4" = 1441151880758558720' SCALE)
  - 59 - 576460752303423488' (1/4" = 2882303761517117440' SCALE)
  - 60 - 1152921504606846976' (1/4" = 5764607523034234880' SCALE)
  - 61 - 2305843009213693952' (1/4" = 11529215046068469760' SCALE)
  - 62 - 4611686018427387904' (1/4" = 23058430092136939520' SCALE)
  - 63 - 9223372036854775808' (1/4" = 46116860184273879040' SCALE)
  - 64 - 18446744073709551616' (1/4" = 92233720368547758080' SCALE)
  - 65 - 36893488147419103232' (1/4" = 184467440737095516160' SCALE)
  - 66 - 73786976294838206464' (1/4" = 368934881474191032320' SCALE)
  - 67 - 147573952589676412928' (1/4" = 737869762948382064640' SCALE)
  - 68 - 295147905179352825856' (1/4" = 1475739525896764129280' SCALE)
  - 69 - 590295810358705651712' (1/4" = 2951479051793528258560' SCALE)
  - 70 - 1180591620717411303424' (1/4" = 5902958103587056517120' SCALE)
  - 71 - 2361183241434822606848' (1/4" = 11805916207174113034240' SCALE)
  - 72 - 4722366482869645213696' (1/4" = 23611832414348226068480' SCALE)
  - 73 - 9444732965739290427392' (1/4" = 47223664828696452136960' SCALE)
  - 74 - 18889465931478580854784' (1/4" = 94447329657392904273920' SCALE)
  - 75 - 37778931862957161709568' (1/4" = 188894659314785808547840' SCALE)
  - 76 - 75557863725914323419136' (1/4" = 377789318629571617095680' SCALE)
  - 77 - 151115727451828646838272' (1/4" = 755578637259143234191360' SCALE)
  - 78 - 302231454903657293676544' (1/4" = 1511157274518286468382720' SCALE)
  - 79 - 604462909807314587353088' (1/4" = 3022314549036572936765440' SCALE)
  - 80 - 1208925819614629174706176' (1/4" = 6044629098073145873530880' SCALE)
  - 81 - 2417851639229258349412352' (1/4" = 12089258196146291747061760' SCALE)
  - 82 - 4835703278458516698824704' (1/4" = 24178516392292583494123520' SCALE)
  - 83 - 9671406556917033397649408' (1/4" = 48357032784585166988247040' SCALE)
  - 84 - 19342813113834066795298816' (1/4" = 96714065569170333976494080' SCALE)
  - 85 - 38685626227668133590597632' (1/4" = 193428131138340667952988160' SCALE)
  - 86 - 77371252455336267181195264' (1/4" = 386856262276681335905976320' SCALE)
  - 87 - 154742504910672534362390528' (1/4" = 773712524553362671811952640' SCALE)
  - 88 - 309485009821345068724781056' (1/4" = 1547425049106725343623905280' SCALE)
  - 89 - 618970019642690137449562112' (1/4" = 3094850098213450687247810560' SCALE)
  - 90 - 1237940039285380274899124224' (1/4" = 6189700196426901374495621120' SCALE)
  - 91 - 2475880078570760549798248448' (1/4" = 12379400392853802748991242240' SCALE)
  - 92 - 4951760157141521099596496896' (1/4" = 24758800785707605497982484480' SCALE)
  - 93 - 9903520314283042199192993792' (1/4" = 49517601571415210995964968960' SCALE)
  - 94 - 19807040628566084398385987584' (1/4" = 99035203142830421991929937920' SCALE)
  - 95 - 39614081257132168796771975168' (1/4" = 198070406285660843983859875840' SCALE)
  - 96 - 79228162514264337593543950336' (1/4" = 396140812571321687967719751680' SCALE)
  - 97 - 158456325028528675187087900672' (1/4" = 792281625142643375935439503360' SCALE)
  - 98 - 316912650057057350374175801344' (1/4" = 1584563250285286751870879006720' SCALE)
  - 99 - 633825300114114700748351602688' (1/4" = 3169126500570573503741758013440' SCALE)
  - 100 - 1267650600228229401496703205376' (1/4" = 6338253001141147007483516026880' SCALE)

City Name:   
 Date: 11/20/14  
 Book #: 114-15  
 Page #: 3  
 City of Port St. Luce, Florida  
 Project No. P22-329

**Nicole Ramos**

---

**From:** Cali Rabins <RabinsC@paslc.gov>  
**Sent:** Friday, May 12, 2023 11:01 AM  
**To:** Nicole Ramos  
**Cc:** Dennis Murphy  
**Subject:** RE: Question on Parcel 4434-502-0009-010-2

Hi Nicole,

Happy Friday! This parcel is in process being subdivided into Veranda Preserve East.

Thank you kindly,

*Cali Rabins, CFE*  
Tax Roll Administrator  
Representing Michelle Franklin, CFA  
Saint Lucie County Property Appraiser's Office  
(772)462-1034 [www.paslc.gov](http://www.paslc.gov)

**From:** Nicole Ramos <nramos@cityofpsl.com>  
**Sent:** Thursday, May 11, 2023 4:42 PM  
**To:** Cali Rabins <RabinsC@paslc.gov>  
**Cc:** Dennis Murphy <DMurphy@cityofpsl.com>  
**Subject:** Question on Parcel 4434-502-0009-010-2

SECURITY WARNING: This email originated from an external source. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe. Any questions, please call IT.

Hi Cali,

Was wondering if you could help me out. I noticed Parcel 4434-502-0009-010-2 shows up in the Property Appraiser search but doesn't show up on the map. Is this parcel disappearing? Or turning into anything?

Thank you.

**Nicole Ramos**  
*Special Assessment Coordinator*

City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984  
772-871-7397 office  
[NRamos@CityofPSL.com](mailto:NRamos@CityofPSL.com)

**Nicole Ramos**

---

**From:** Bethany Grubbs  
**Sent:** Thursday, May 11, 2023 3:00 PM  
**To:** Nicole Ramos  
**Cc:** Dennis Murphy  
**Subject:** RE: Please confirm parent parcel(s) for P23-089 Veranda Preserve East – Replat

It should be 4434-502-0009-010-2.

Let me know if you need anything else.

**From:** Nicole Ramos <nramos@cityofpsl.com>  
**Sent:** Thursday, May 11, 2023 1:46 PM  
**To:** Bethany Grubbs <bgrubbs@cityofpsl.com>  
**Cc:** Dennis Murphy <DMurphy@cityofpsl.com>  
**Subject:** Please confirm parent parcel(s) for P23-089 Veranda Preserve East – Replat

Good Afternoon Bethany,

I am doing some research on P23-089 **Veranda Preserve East – Replat** and was wondering if you could please confirm the parent parcel for this project?

Thank you.

**Nicole Ramos**  
*Special Assessment Coordinator*

City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984  
772-871-7397 office  
[NRamos@CityofPSL.com](mailto:NRamos@CityofPSL.com)



Accounts

**Account History 4434-502-0009-010/2**

Roll	Status	Due	
2022	Acct: Paid-in-full		<a href="#">View</a>
Total Due:		\$0.00	

[View a different due date](#)

**Account Information**

Roll Year:	2022	Market Value:	6,419,300
Tax Year:	2022	Class Value:	0
Account Number:	4434-502-0009-010/2 « Prev Next »	Just Value:	6,419,300
Millage Code:	0011 -	School Assessed Value:	6,419,300
Certified	AG EHC II (LEN) MUTLI STATE 1 LLC	Assessed Value:	6,419,300
Roll Owner(s):	c/o Essential Housing Asset Managment LLC 8585 E Hartford Dr Ste 118 Scottsdale, AZ 85255-5473 « Prev Next »	Ad Valorem:	\$147,646.48
Situs Address:	0 TBD Port Saint Lucie	Non-ad Valorem:	\$95,079.60
Links:	Property Appraiser, Public Site	Total Tax:	\$242,726.08

**Location Details**

Book-Page-Item:	4816-0708-
Property Class:	00
Range:	40E
Township:	37S
Section:	35
Neighborhood:	AA04
Value Code:	00
Use Code:	0000
Total Acres:	196.86

**Legal Description:** VERANDA PRESERVE WEST PHASE 1 (PB 82-9) THAT PART OF TRACT Z BEING MPDAF: BEGIN AT SE COR OF TRACT Z, TH ALG THE S LI OF TRACT Z N 89 57 38 W 457.94 FT TO THE BEG OF A CURVE TO THE RIGHT, R OF 2125 FT, CHORD BEARS N 80 00 28 W, TH ALG ARC 738.26 FT, TH N 70 03 18 W 2614.68 FT, TH N 25 03 18 W 43.97 FT, TH N 19 53 58 E 280.47 FT, TH S 70 06 02 E 1.25 FT, TH S 69 54 13 E 599.73 FT, TH N 19 30 36 E 109.75 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 325.63 FT, CHORD BEARS N 14 36 44 W, TH ALG ARC 387.86 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT, R OF 570.47 FT, CHORD BEARS N 60 22 15 W, TH ALG ARC 231.71 FT, TH N 17 59 35 E 299.59 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 847.50 FT, CHORD BEARS N 71 54 40 W, TH ALG ARC 25.03 FT, TH N 17 14 34 E 130 FT TO THE BEG OF A CURVE TO THE RIGHT, R OF 977.50 FT, CHORD BEARS S 71 58 25 E TH ALG ARC 26.73 FT, TH N 17 59 35 E 61.05 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 1902.88 FT, CHORD BEARS N 15 02 57 E, TH ALG ARC 195.54 FT, TH N 90 00 00 W 395.75 FT, TH N 00 30 36 E 148.96 FT, TH N 07 24 32 E 66.77 FT, TH N 06 27 35 W 35.32 FT, TH N 66 11 37 W 39.63 FT, TH S 81 48 24 W 78.98 FT, TH N 85 38 29 W 78.41 FT, TH S 88 47 37 W 345.92 FT, TH N 61 54 31 W 66.09 FT, TH N 41 24 32 W 52.09 FT, TH N 85 22 04 W 24.60 FT, TH S 64 04 22 W 54.52 FT, TH S 71 57 28 W 94.06 FT, TH N 89 22 15 W 61.93 FT, TH N 68 55 51 W 67.33 FT, TH N 22 50 40 W 68.25 FT, TH N 15 10 44 W 96.73 FT, TH N 02 26 57 W 89.47 FT, TH N 75 27 38 E 89.66 FT, TH S 89 32 34 E 331.94 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 209.62 FT, CHORD BEARS N 61 32 41 E, TH ALG ARC 444.05 FT, TH S 89 20 49 E 27.05 FT, TH N 25 09 57 E 73.11 FT, TH N 67 17 34 E 89.84 FT, TH N 07 19 47 E 150.74 FT, TH N 41 02 24 W 63.33 FT, N 23 23 42 W 50.02 FT, TH N 37 06 28 E 42.56 FT, N 17 46 06 E 38.12 ft, TH 06 57 21 W 52.46 FT, TH N 23

**Ad Valorem Details**

**Non-ad Valorem Details**

Code	District	Receives Discount	Units	Tax
PS79	PSL Stormwater Veranda 2	Yes	565.950	\$95,079.60
V2CD	Veranda 2 CDD	Yes	0.000	\$0.00
Total:				\$95,079.60

## Location Details

41 57 E 53.51 FT, TH N 13 12 54 W 35.48  
FT, TH N 00 51 52 W 46.89 FT, TH N 53 52  
19 E 55 FT, TH S 81 20 21 E 62.96 FT, TH S  
86 26 12 E 135.10 FT, TH S 00 24 13 E 3.32  
FT, TH N 89 35 42 E 30 FT, TH N 00 24 13 W  
125 FT, TH N 89 35 42 E 62.01 FT, TH S 32  
15 39 E 3333.03 FT, TH S 14 03 42 E  
1034.49 FT TO THE POB (196.856 AC -  
8,575,047 SF) (OR 4816-708)

Last Updated: 10/06/2022 03:36PM

Last Updated By: Mary Brown

## Notes (0)

### Search

Account Search

1 of 1

2022



4434-502-0009-010/2

-- Any --

Tax Yr

Account Number

Certified Roll  
Owner Name

Situs Address

Account Status

2022

4434-502-0009-010/2

AG EHC II (LEN) MUTLI STATE 1 LLC c/o  
Essential Housing Asset Management LLC

0 TBD Port Saint Lucie

Paid In Full

View

Search results as of 5 minutes ago

1 of 1

POWERED  
BY



GRANT  
STREET  
GROUP

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Current Version: May 2023



**Property Identification**

Site Address: TBD  
 Sec/Town/Range: 35.37S/40E  
 Parcel ID: 4434-502-0009-010-2  
 Jurisdiction: Port Saint Lucie

Use Type: 9900  
 Account #: 194883  
 Map ID: 44/35N  
 Zoning:

**Ownership**

AG EHC II (LEN) Multi State I LLC  
 c o Essential Housing Asset  
 Management LLC  
 8585 E Hartford Dr Ste 118  
 Scottsdale, AZ 85255

**Legal Description**

VERANDA PRESERVE WEST PHASE 1 (PB 82-9) THAT PART OF TRACT Z BEING MPDAP: BEGIN AT SE COR OF TRACT Z, TH ALG THE S LI OF TRACT Z N 89 57 38 W 457.94 FT TO THE BEG OF A CURVE TO THE RIGHT, R OF 2125 FT, CHORD BEARS N 80 00 28 W, TH ALG ARC 738.26 FT, TH N 70 03 18 W 2614.68 FT, TH N 25 03 18 W 43.97 FT, TH N 19 53 58 E 280.47 FT, TH S 70 06 02 E 1.25 FT, TH S 69 54 13 E 599.73 FT, TH N 19 30 36 E 109.75 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 325.63 FT, CHORD BEARS N 14 36 44 W, TH ALG ARC 387.86 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT, R OF 570.47 FT, CHORD BEARS N 60 22 15 W, TH ALG ARC 231.71 FT, TH N 17 59 35 E 299.59 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 847.50 FT, CHORD BEARS N 71 54 40 W, TH ALG ARC 25.03 FT, TH N 17 14 34 E 130 FT TO THE BEG OF A CURVE TO THE RIGHT, R OF 977.50 FT, CHORD BEARS S 71 58 25 E, TH ALG ARC 26.73 FT, TH N 17 59 35 E 61.05 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 1902.88 FT, CHORD BEARS N 15 02 57 E, TH ALG ARC 195.54 FT, TH N 90 00 00 W 395.75 FT, TH N 00 30 36 E 148.96 FT, TH N 07 24 32 E 66.77 FT, TH N 06 27 35 W 35.32 FT, TH N 66 11 37 W 39.63 FT, TH S 81 48 24 W 78.98 FT, TH N 85 38 29 W 78.41 FT, TH S 88 47 37 W 345.92 FT, TH N 61 54 31 W 66.09 FT, TH N 41 24 32 W 52.09 FT, TH N 85 22 04 W 24.60 FT, TH S 64 04 22 W 54.52 FT, TH S 71 57 28 W 94.06 FT, TH N 89 22 15 W 61.93 FT, TH N 68 55 51 W 67.33 FT, TH N 22 50 40 W 68.25 FT, TH N 15 10 44 W 96.73 FT, TH N 02 26 57 W 89.47 FT, TH N 75 27 38 E 89.66 FT, TH S 89 32 34 E 331.94 FT TO THE BEG OF A CURVE TO THE LEFT, R OF 209.62 FT, CHORD BEARS N 61 32 41 E, TH ALG ARC 444.05 FT, TH S 89 20 49 E 27.05 FT, TH N 25 09 57 E 73.11 FT, TH N 67 17 34 E 89.84 FT, TH N 07 19 47 E 150.74 FT, TH N 41 02 24 W 63.33 FT, N 23 23 42 W 50.02 FT, TH N 37 06 28 E 42.56 FT, N 17 46 06 E 38.12 FT, TH 06 57 21 W 52.46 FT, TH N 23 41 57 E 53.51 FT, TH N 13 12 54 W 35.48 FT, TH N 00 51 52 W 46.89 FT, TH N 53 52 19 E 55 FT, TH S 81 20 21 E 62.96 FT, TH S 86 26 12 E 135.10 FT, TH S 00 24 13 E 3.32 FT, TH N 89 35 42 E 30 FT, TH N 00 24 13 W 125 FT, TH N 89 35 42 E 62.01 FT, TH S 32 15 39 E 3333.03 FT, TH S 14 03 42 E 1034.49 FT TO THE POB (196.856 AC - 8,575.047 SF) (OR 4816-708)



**Total Areas**

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	196.86
Land Size (SF):	8,575.047

**Building Design Wind Speed**

Occupancy Category I II III

Speed

Sources/links:

**Current Values**

Just/Market Value:	\$6,419,300
Assessed Value:	\$6,419,300
Exemptions:	\$0
Taxable Value:	\$6,419,300

**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

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 20, 2022	4816 / 0708	0001	SPWD	Veranda St Lucie Land Holdings LLC	\$28,999,999

### Special Features and Yard Items


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

### Current Year Values

Building:	\$0
Land:	\$6,419,300
Just/Market:	\$6,419,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$6,419,300
Exemption(s):	\$0
Taxable:	\$6,419,300

### Current Year Exemption Value Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	1079	0	Veranda 2 CDD	\$0.00
Start Year	AssessCode	Units	Description	Amount
2019	0079	565.95	PSL Stormwater in Veranda 2	\$95,079.60


This does not necessarily represent the total Special Assessments 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
2022	\$6,419,300	\$6,419,300	\$0	\$6,419,300

### 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 Port Saint Lucie 

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