

CITY OF PORT ST LUCIE
Southwest Annexation Special Assessment
DISTRICT 1
PRELIMINARY 2025 TAX ROLL
12-Aug-25

Line No.	Parcel ID	Annual P&I	Certified Owner's Name	LEGAL DESCRIPTION
1	4326-700-0005-000-7	\$ 552,739.21	Port St Lucie Governmental Finance Corp	SOUTHERN GROVE PLAT NO. 39 (PB 109-30) TRACT A (43.589 AC - 18987
2	4326-700-0006-000-4	\$ 206,188.25	Port St Lucie Governmental Finance Corp	SOUTHERN GROVE PLAT NO. 39 (PB 109-30) TRACT B (16.260 AC - 70828
3	4322-801-0005-000-5	\$ 108,249.71	Port St Lucie Governmental Finance Corp	SOUTHERN GROVE PLAT NO. 46 (PB 125-17) LOT 1 (7.36 AC - 320461 SF)
4	4322-801-0007-000-9	\$ 232,907.08	Port St Lucie Governmental Finance Corp	SOUTHERN GROVE PLAT NO. 46 (PB 125-17) LOT 3A (15.83 AC - 689497 S
5	4322-801-0008-000-6	\$ 222,596.94	Port St Lucie Governmental Finance Corp	SOUTHERN GROVE PLAT NO. 46 (PB 125-17) LOT 3B (15.13 AC - 658980 S
6	4322-801-0010-000-3	\$ 157,925.57	Port St Lucie Governmental Finance Corp	SOUTHERN GROVE PLAT NO. 46 (PB 125-17) LOT 5 (10.73 AC - 467523 SF)
7	4326-603-0005-000-9	\$ 414,042.30	Port St Lucie Governmental Finance Corp	SOUTHERN GROVE PLAT NO. 45 (PB 121-3) Lot 2
8	4322-500-0002-000-0	\$ 18,672.40	Port St Lucie Governmental Finance Corp	SOUTHERN GROVE PLAT NO. 41 (PB 104-14) LOT 4B (2.09 AC - 91040 SF)
9	4322-800-0001-000-4	\$ 48,590.10	MATTAMY PALM BEACH LLC	TRADITION SG-11 (PB 124-37) PARCEL A (13.789 AC - 600659 SF)
10	4322-800-0002-000-1	\$ 6,750.00	MATTAMY PALM BEACH LLC	TRADITION SG-11 (PB 124-37) PARCEL B (1.784 AC - 77701 SF)
11	4327-702-0014-000-2	\$ 204,154.92	MATTAMY PALM BEACH LLC	KENLEY (PB 104-16) TRACT A1--LESS RD R/W IN OR 5094-1044- (288.01 A
12	4335-600-0006-000-5	\$ 76,818.60	MATTAMY PALM BEACH LLC	TRADITION SG-8 (PB 132-34) PARCEL F (18.37 AC - 800244 SF)
13	4334-702-0007-000-2	\$ 76,966.89	MATTAMY PALM BEACH LLC	BELTERRA PHASE 1 PLAT 1 (PB 94-23) THAT PART OF TRACT C BEING MPE
14	4335-700-0005-000-5	\$ 21,024.00	MATTAMY PALM BEACH LLC	TRADITION SG-7 (PB 133-7) PARCEL D (5.946 AC - 259014 SF)
15	4335-700-0006-000-2	\$ 102,975.50	MATTAMY PALM BEACH LLC	TRADITION SG-7 (PB 133-7) PARCEL E (32.198 AC - 1402545 SF)
16	4315-500-0011-000-4	\$ 41,979.00	Grande Palms At Tradition I LLC	SOUTHERN GROVE PLAT NO. 4 (PB 56-18) THAT PART OF PARCELS 4 AND
17	4315-500-0012-000-1	\$ 41,979.00	Grande Palms At Tradition II LLC	SOUTHERN GROVE PLAT NO. 4 (PB 56-18) PARCEL 4A- THAT PART OF PAR
18	4315-501-0004-000-5	\$ 94,053.00	Martin Memorial Medical Center Inc	SOUTHERN GROVE PLAT NO. 6 (PB 59-33) PARCEL 8-A AND SOUTHERN G
19	4315-505-0005-000-4	\$ 33,930.00	PEGASUS PSL LTD	SOUTHERN GROVE PLAT NO. 14 (PB 71-35) LOT 1 (7.325 AC - 319077 SF)
20	4315-803-0001-000-1	\$ 9,616.05	PEGASUS PSL LTD	SOUTHERN GROVE PLAT NO. 36 (PB 99-11) LOT 1 (1.564 AC - 68128 SF)
21	4315-711-0001-000-9	\$ 5,047.20	Venerable Corporate and Trust Services LLC (TR)	SOUTHERN GROVE PLAT NO. 36 1ST REPLAT (PB 111-35) LOT 1 (1.06 AC -
22	4315-711-0002-000-6	\$ 14,998.50	Venerable Corporate and Trust Services LLC (TR)	SOUTHERN GROVE PLAT NO. 36 1ST REPLAT (PB 111-35) LOT 2 (0.93 AC -
23	4315-806-0001-000-0	\$ 4,197.60	ANGLO AMERICAN LAND COMPANY LLC	SOUTHERN GROVE PLAT NO. 36 2ND REPLAT (PB 132-39) LOT 1 (1.00 AC -
24	4315-806-0002-000-7	\$ 4,197.60	JJJ REALTY LLC	SOUTHERN GROVE PLAT NO. 36 2ND REPLAT (PB 132-39) LOT 2 (1.00 AC -
25	4315-806-0003-000-4	\$ 8,395.65	ANGLO AMERICAN LAND COMPANY LLC	SOUTHERN GROVE PLAT NO. 36 2ND REPLAT (PB 132-39) LOT 3 (2.00 AC -
26	4315-506-0002-000-6	\$ 14,400.00	SFO Holdings LLC	SOUTHERN GROVE PLAT NO. 20 (PB 73-23) LOT 1 (2.997 AC - 130549 SF)
27	4315-602-0002-000-1	\$ 2,753.55	Mason St Holdings LLC	SOUTHERN GROVE PLAT NO. 11 REPLAT (PB 71-8) LOT 4 (1.916 AC - 8346
28	4315-616-0001-000-7	\$ 23,002.50	Florida Vision Realty Tradition LLC	SOUTHERN GROVE PLAT NO. 37 (PB 101-23) TRACT A1 (4.40 AC - 191664
29	4315-616-0002-000-4	\$ 6,660.00	Traditions Land Partners LLC	SOUTHERN GROVE PLAT NO. 37 (PB 101-23) TRACT A2 1.26 AC - 54886 SF
30	4315-603-0002-000-4	\$ 31,350.00	Amber Hills Properties LLC	SOUTHERN GROVE PLAT NO. 16 (PB 72-16) TRACT B (5.655 AC - 246332 S
31	4315-605-0003-000-7	\$ 4,500.00	Northern Lights Realty Associates LLC	SOUTHERN GROVE PLAT NO.12 (PB 70-30)- PARCEL 3 (2.11 AC - 91912 SF
32	4315-605-0004-000-1	\$ 28,282.94	Martin Memorial Medical Center Inc	SOUTHERN GROVE PLAT NO.12 (PB 70-30)- PARCEL 4 (2.91 AC -126760 SF
33	4315-606-0001-000-6	\$ 3,375.00	JEM PORT ST LUCIE LLC	SOUTHERN GROVE PLAT NO. 15 (PB 71-10) LOT 1 AND THAT PART OF OPI
34	4315-606-0002-000-3	\$ 3,375.00	BBL at Tradition LLC	SOUTHERN GROVE PLAT NO. 15 (PB 71-10) LOT 2 (1.737 AC - 75664 SF) (C
35	4315-606-0003-000-0	\$ 28,212.87	BBL Equinox At Tradition LLC	SOUTHERN GROVE PLAT NO. 15 (PB 71-10) LOT 3 (4.017 AC - 174981 SF)
36	4315-607-0002-000-6	\$ 2,027.70	G and S Family Hospitality Services Inc	SOUTHERN GROVE PLAT NO. 17 (PB 72-24) LOT 1 (1.347 AC - 58675 SF) (C
37	4315-607-0003-000-3	\$ 1,827.00	PRD Owner LLC	SOUTHERN GROVE PLAT NO. 17 (PB 72-24) LOT 2 (.811 AC - 35327 SF)
38	4315-607-0004-000-0	\$ 1,252.80	Michael Benjamin Menahem (TR)	SOUTHERN GROVE PLAT NO. 17 (PB 72-24) THAT PART OF LOT 3 MPDAF:
39	4315-607-0004-010-3	\$ 1,800.00	Michael Benjamin Menahem (TR)	SOUTHERN GROVE PLAT NO. 17 (PB 72-24) THAT PART OF LOT 3 MPDAF:
40	4315-607-0005-000-7	\$ 1,170.00	CFT NV Developments LLC	SOUTHERN GROVE PLAT NO. 17 (PB 72-24) LOT 5 (1.112 AC - 48439 SF) (C
41	4315-608-0001-000-2	\$ 20,250.00	Martin Memorial Medical Center Inc	SOUTHERN GROVE PLAT NO. 19 (PB 72-33) LOT 1 (3.62 AC - 157687 SF)
42	4315-608-0002-000-9	\$ 29,250.00	Martin Memorial Medical Center Inc	SOUTHERN GROVE PLAT NO. 19 (PB 72-33) LOT 2 (4.62 AC - 201247 SF)
43	4315-608-0003-000-6	\$ 18,000.00	Martin Memorial Medical Center Inc	SOUTHERN GROVE PLAT NO. 19 (PB 72-33) LOT 3 (2.49 AC - 108464 SF)
44	4315-609-0003-000-9	\$ 58,993.00	VILLAGE & INNOVATION LLC	SOUTHERN GROVE PLAT NO. 18 (PB 73-25) LOT 2 (5.50 AC - 239580 SF)
45	4315-609-0005-000-3	\$ 3,150.00	Atrium Circle GP	SOUTHERN GROVE PLAT NO. 18 (PB 73-25) LOT 6 (0.923 AC - 40206 SF)
46	4315-609-0006-000-0	\$ 1,125.00	Pershing Properties LLC	SOUTHERN GROVE PLAT NO. 18 (PB 73-25) LOT 7 (1.00 AC - 43560 SF) (OI
47	4315-611-0001-000-2	\$ 57,222.75	Martin Memorial Medical Center Inc	SOUTHERN GROVE PLAT NO.24 (PB 78-15) LOT 1 (4.85 AC - 211266 SF)
48	4315-611-0002-000-9	\$ 4,494.60	Venerable Corporate and Trust Services LLC (TR)	SOUTHERN GROVE PLAT NO.24 (PB 78-15) LOT 2 (1.50 AC - 65340 SF)
49	4315-612-0001-000-5	\$ 28,963.27	Tradition Hotel Holdings LLC	SOUTHERN GROVE PLAT NO. 25 (PB 82-24) TRACT 1 (2.351 AC - 102410 S
50	4315-612-0002-000-2	\$ 21,870.73	St Lucie Hospitality at Tradition LLC	SOUTHERN GROVE PLAT NO. 25 (PB 82-24) TRACT 2 (2.585 AC - 112603 S
51	4315-613-0001-000-8	\$ 42,538.72	CONTINENTAL 409 FUND LLC	SOUTHERN GROVE PLAT NO. 22 (PB 83-38) TRACT 2-A (26.24 AC - 114301
52	4315-614-0001-000-1	\$ 4,383.50	MMG REAL ESTATE INVESTMENTS	SOUTHERN GROVE PLAT NO. 27 (PB 86-31) PARCEL 1 (1.25 AC - 54450 SF)
53	4315-614-0002-000-8	\$ 2,816.50	11295 SW Village Parkway LLC	SOUTHERN GROVE PLAT NO. 27 (PB 86-31) PARCEL 2 (1 AC - 43560 SF)
54	4315-615-0001-000-4	\$ 14,400.00	Vitas Healthcare Corporation of Florida	SOUTHERN GROVE PLAT NO. 31 (PB 90-8) PARCEL 1 (3.918 AC - 170668 S
55	4315-615-0002-000-1	\$ 38,340.24	Watermark at Port St Lucie FL LLC	SOUTHERN GROVE PLAT NO. 31 (PB 90-8) PARCEL 2 (17.532 AC - 763694
56	4315-615-0003-000-8	\$ 36,941.52	LUCIE AT TRADITION LLC	SOUTHERN GROVE PLAT NO. 31 (PB 90-8) PARCEL 3 (15.848 AC - 690339

Line No.	Parcel ID	Annual P&I	Certified Owner's Name	LEGAL DESCRIPTION
57	4315-705-0001-000-0	\$ 4,714.20	Hollywood Investment Group Inc	SOUTHERN GROVE PLAT NO. 8 1ST REPLAT (PB 86-16) LOT 1 (1.30 AC - 56
58	4315-705-0002-000-7	\$ 20,841.94	TRADITION ONE LLC	SOUTHERN GROVE PLAT NO. 8 1ST REPLAT (PB 86-16) LOT 2 (1.70 AC - 74
59	4315-706-0003-000-7	\$ 45,000.00	Glaze Florida LLC	SOUTHERN GROVE PLAT NO. 29 (PB 88-34) TRACT 2 (8.174 AC - 356059 S
60	4315-700-0031-000-4	\$ 11,250.00	Florida Power & Light Company	SOUTHERN GROVE PLAT NO. 3-(PB 61-17) PARCEL 28A (OR 3352-1504)
61	4315-708-0001-000-9	\$ 31,008.74	TGC Port St Lucie LLC	SOUTHERN GROVE PLAT NO. 34 (PB 94-21) PARCEL 1 (2.69 AC - 117176 S
62	4315-708-0002-000-6	\$ 17,550.00	Jai P Singh	SOUTHERN GROVE PLAT NO. 34 (PB 94-21) PARCEL 2 (2.94 AC - 128066 S
63	4315-800-0003-000-6	\$ 129,000.00	BNL FL 11675 SW Tom Mackie Boulevard LLC	SOUTHERN GROVE PLAT NO. 23 (PB 77-23) PARCEL 3 (37.873 AC - 164974
64	4315-802-0002-000-5	\$ 45,000.00	ACCEL FLORIDA LLC	SOUTHERN GROVE PLAT NO. 32 (PB 90-12) TRACT 1 (11.43 AC - 497891 S
65	4315-805-0001-000-7	\$ 90,012.00	IMPORT MEX OF FL LLC	SOUTHERN GROVE PLAT NO. 48 (PB 131-7) PARCEL A (23.04 AC - 100361 S
66	4315-805-0002-000-4	\$ 29,988.00	ACCEL FLORIDA LLC	SOUTHERN GROVE PLAT NO. 48 (PB 131-7) PARCEL B (5.52 AC - 240635 S
67	4316-504-0001-000-6	\$ 9,000.00	RISE TRADITION INVESTMENT LLC	SOUTHERN GROVE PLAT NO. 28 (PB 91-36) (SOUTHERN GROVE PLAT NO.
68	4316-504-0002-000-3	\$ 18,493.00	LOCAL STRIP LLC	SOUTHERN GROVE PLAT NO. 28 (PB 91-36) (CORRECTIVE PB 93-22) PARC
69	4316-504-0003-000-0	\$ 4,500.00	PCW Holdings LLC	SOUTHERN GROVE PLAT NO. 28 (PB 91-36) (SOUTHERN GROVE PLAT NO.
70	4326-600-0004-000-3	\$ 156,000.00	NBPIII LEGACY IV LLC	SOUTHERN GROVE PLAT NO. 35 (PB 95-37) LOT 4 (30.007 AC - 1307105 S
71	4327-701-0002-000-2	\$ 40,019.98	CCC-PSL LLC	SOUTHERN GROVE PARCEL 28 REPLAT (PB 95-27) TRACT B (30 AC - 13068
72	4334-700-0003-000-8	\$ 74,351.40	AW-PSL Land Holdings LLC	SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT D (59.999 AC - 2613
73	4335-500-0003-000-7	\$ 113,400.00	NBPIII LEGACY I LLC	SOUTHERN GROVE PLAT NO. 33 (PB 91-32) LOT 1 (22.519 AC - 980928 SF)
74	4335-500-0004-000-4	\$ 50,400.00	NBPIII LEGACY III LLC	SOUTHERN GROVE PLAT NO. 33 (PB 91-32) LOT 2 (12.056 AC - 525159 SF)
75	4315-502-0008-000-6	\$ 48,750.00	City of Port St Lucie	SOUTHERN GROVE PLAT NO.8-(PB 62-29) PARCEL 4 (8 AC) (OR 4030-2814
76	4315-600-0001-000-8	\$ 37,500.00	Port St Lucie City of (Lessor)	SOUTHERN GROVE PLAT NO. 10 (PB 68-20) LOT 1 (8.69 AC - 378536 SF)
77	4322-501-0001-000-6	\$ 177,509.10	Tradition Commerce Park LLC	SOUTHERN GROVE PLAT NO. 42 (PB 119-37 A) TRACT A (34.17 AC - 14884
78	4315-804-0003-010-1	\$ 19,238.40	PSL 1850 LLC	SOUTHERN GROVE PLAT NO. 40 (PB 102-39) A PORTION OF PARCEL 1 BEI
79	4322-500-0001-000-3	\$ 16,500.00	TRADITION BUSINESS CENTER LLC	SOUTHERN GROVE PLAT NO. 41 (PB 104-14) LOT 4A (3.20 AC - 139392 SF
80	4326-600-0005-000-0	\$ 66,000.00	NBPIII LEGACY II LLC	SOUTHERN GROVE PLAT NO. 35 (PB 95-37) LOT 5 (52.200 AC - 2273832 S
81	4315-801-0003-000-9	\$ 124,200.00	Warehomes at Tradition LLC	SOUTHERN GROVE PLAT NO. 26 (PB 84-35) LOT 2 (25.23 AC - 1099019 SF)
82	4326-601-0002-000-2	\$ 240,000.00	Cheney Bros Inc	SOUTHERN GROVE PLAT NO. 38 (PB 100-13) TRACT A (53.66 AC - 2337431
83	4326-700-0008-000-8	\$ 75,000.00	PSL 250000 SF Spec Industrial Owner LLC	SOUTHERN GROVE PLAT NO. 39 (PB 109-30) LOT 3 (14.689 AC - 639853 S
84	4315-506-0001-000-9	\$ 106,744.95	Cleveland Clinic Florida	SOUTHERN GROVE PLAT NO. 20 (PB 73-23) TRACT C (20.969 AC - 913410
85	4315-502-0007-000-9	\$ 26,776.80	Cleveland Clinic Florida	SOUTHERN GROVE PLAT NO.8-(PB 62-29) PARCEL 3 (5.26 AC)
86	4315-502-0009-000-3	\$ 42,557.40	Cleveland Clinic Florida	SOUTHERN GROVE PLAT NO.8-(PB 62-29) PARCEL 5 (8.36 AC)
87	4315-502-0003-000-1	\$ 48,920.85	Cleveland Clinic Florida	SOUTHERN GROVE PLAT NO.8-(PB 62-29) WATER MANAGEMENT TRACT I
88	4326-603-0007-000-3	\$ 114,000.00	Chill Build PSL LLC	SOUTHERN GROVE PLAT NO. 45 (PB 121-3) Lot 6
89	4315-712-0001-000-2	\$ 12,959.33	PEBB Tradition SG3 LLC	SG-3 COMMERCIAL SHOPPES AT THE HEART (PB 133-4) LOT 1 (2.507 AC -
90	4315-712-0002-000-9	\$ 12,959.33	Benchmark PSL LLC	SG-3 COMMERCIAL SHOPPES AT THE HEART (PB 133-4) LOT 2 (2.875 AC -
91	4315-712-0003-000-6	\$ 29,421.45	4Y Plaza LLC	SG-3 COMMERCIAL SHOPPES AT THE HEART (PB 133-4) PARCEL A (9.911 /
92	4334-702-0007-010-5	\$ 42,571.43	GRBK GHO Belterra LLC	BELTERRA PHASE 1 PLAT 1 (PB 94-23) THAT PART OF TRACT C BEING MPE
93	4326-701-0001-000-2	\$ 52,080.00	FARRELL STORAGE SOUTHERN GROVE LLC	TRADITION SG-10 (PB 112-6) PARCEL A (8.484 AC - 369563 SF)
94	4326-701-0002-000-9	\$ 9,000.00	FARRELL STORAGE SOUTHERN GROVE LLC	TRADITION SG-10 (PB 112-6) PARCEL B (2.704 AC - 117786 SF)
95	4326-701-0003-000-6	\$ 29,945.02	PSL-BTR Property LLC	TRADITION SG-10 (PB 112-6) PARCEL C (19.675 AC - 857043 SF)
96	4326-603-0004-000-2	\$ 570,000.00	Costco Wholesale Corporation	SOUTHERN GROVE PLAT NO. 45 (PB 121-3) Lot 1
97	4326-603-0006-000-6	\$ 118,250.40	Tradition Entertainment District II LLC	SOUTHERN GROVE PLAT NO. 45 (PB 121-3) Lot 3
98	4322-801-0009-000-3	\$ 193,083.80	Tradition Entertainment District LLC	SOUTHERN GROVE PLAT NO. 46 (PB 125-17) LOT 4 (44.05 AC - 1918902 S
99	4322-801-0006-000-2	\$ 54,572.70	Saint Matilda LLC	SOUTHERN GROVE PLAT NO. 46 (PB 125-17) LOT 2 (13.97 AC - 608519 SF)
100	4335-600-0001-000-0	\$ 1,300.50	BANYAN SG8 LLC	TRADITION SG-8 (PB 132-34) PARCEL A (1.31 AC - 57077 SF)
101	4335-600-0002-000-7	\$ 3,915.00	BANYAN SG8 LLC	TRADITION SG-8 (PB 132-34) PARCEL B (1.001 AC - 43616 SF)
102	4335-600-0003-000-4	\$ 257.40	BANYAN SG8 LLC	TRADITION SG-8 (PB 132-34) PARCEL C (1.826 AC - 79548 SF)
103	4335-600-0004-000-1	\$ 990.00	BANYAN SG8 LLC	TRADITION SG-8 (PB 132-34) PARCEL D (1.044 AC - 45483 SF)
104	4335-600-0005-000-8	\$ 2,302.65	BANYAN SG8 LLC	TRADITION SG-8 (PB 132-34) PARCEL E (1.180 AC - 51408 SF)
105	4335-600-0007-000-2	\$ 2,867.40	BANYAN SG8 LLC	TRADITION SG-8 (PB 132-34) PARCEL 1 (2.43 AC - 105640 SF)
106	4335-600-0008-000-9	\$ 60,367.05	BANYAN SG8 LLC	TRADITION SG-8 (PB 132-34) PARCEL HOME IMPROVEMENT (14.20 AC - 6
107	4335-700-0002-000-4	\$ 12,096.00	Farrell Petroleum & Company LLC	TRADITION SG-7 (PB 133-7) PARCEL A (3.327 AC - 144911 SF)
108	4335-700-0003-000-1	\$ 4,683.60	MCM Becker LLC	TRADITION SG-7 (PB 133-7) PARCEL B (1.301 AC - 56656 SF)
109	4335-700-0004-000-8	\$ 16,599.60	MCM Becker LLC	TRADITION SG-7 (PB 133-7) PARCEL C (4.754 AC - 207065 SF)
2,319	Multiple	\$ 653,795.67	2,319 Single Family Resident Parcels Maintained by SLC Tax Collector	
2,428	Total	\$ 7,163,969.35		

Note: All Single Family Residential (SFR) parcels are maintained by SLC Tax Collector's Office