



CITY OF PORT ST LUCIE

Date Checked: 12/30/2024

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P24-049
Proposed Plat Name:	MedSquare - Flagler Healthcare
Legal Description:	

Current Tax Roll Year: 2024

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
1	4430-700-0001-000-9	4.10	Y	N/A
2	4430-700-0002-000-6	0.85	Y	N/A
3	4430-700-0003-000-3	0.85	Y	N/A
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Account History 4430-700-0001-000/9

Roll	Status	Due	
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
2017	Acct: Paid-in-full		View
2016	Acct: Paid-in-full		View
2015	Acct: Paid-in-full		View
2014	Acct: Paid-in-full		View
2013	Acct: Paid-in-full		View
2012	Acct: Paid-in-full		View
2011	Acct: Paid-in-full		View
2010	Acct: Paid-in-full		View
2009	Acct: Paid-in-full		View
Total Due:		\$0.00	

View a different due date

Account Information

Roll Year: 2024
Tax Year: 2024
Account Number: 4430-700-0001-000/9
 « Prev Next »
Millage Code: 0011 -
Certified: A M Developments LLC
Roll Owner(s): 30924 Bay Shore DR
 Big Pine Key, FL 33043-5019
 « Prev Next »
Billing Address: Becker Road Real Estate Partners, LLC
 2990 Ponce de Leon BLVD
 Coral Gables, FL 33134-6803
Situs Address: 190 SW BECKER RD,
 Port Saint Lucie
Links: Property Appraiser, Public Site

Market Value: 893,000
Class Value: 0
Just Value: 893,000
School Assessed Value: 893,000
Assessed Value: 588,274
Ad Valorem: \$15,059.91
Non-ad Valorem: \$2,150.25
Total Tax: \$17,210.16

Location Details

Book-Page-Item: 2540-1508-
Property Class: 10
Range: 40E
Township: 37S
Section: 33
Neighborhood: YC01
Lot: 1
Value Code: 00
Use Code: 1000
Total Acres: 4.1
Legal Description: BECKER COMMONS (PB 62-1) LOT 1 (4.10 AC) (OR 2540-1508)
Last Updated: 12/19/2024 09:59AM
Last Updated By: Wendy Browning

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	588,274	0	588,274	\$147.07
EE19	Erosion District E	0.1000	588,274	0	588,274	\$58.83
FF02	Law Enf,Jail,Judicial Sys	2.7294	588,274	0	588,274	\$1,605.64
GF01	Co General Revenue Fund	4.2222	588,274	0	588,274	\$2,483.81
CS64	Childrens Service Council	0.3650	588,274	0	588,274	\$214.72
FD21	St Lucie Co Fire District	3.0000	588,274	0	588,274	\$1,764.82
FI40	FL Inland Navigation Dist	0.0288	588,274	0	588,274	\$16.94
PS25	City of Port St Lucie	4.6807	588,274	0	588,274	\$2,753.53
PS26	City of PSL Voted Debt	0.3743	588,274	0	588,274	\$220.19
SD09	School Discretionary	0.7480	893,000	0	893,000	\$667.96
SN39	School Capital Improvemnt	1.5000	893,000	0	893,000	\$1,339.50
SR08	School Req Local Effort	3.0000	893,000	0	893,000	\$2,679.00
SR09	School Voter Referendum	1.0000	893,000	0	893,000	\$893.00
MC14	Mosquito Control	0.1352	588,274	0	588,274	\$79.53
	S FL Wtr Mgmt District	0.2301	588,274	0	588,274	\$135.37
Total:		22.3637				\$15,059.91

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS61	Port St Lucie	Yes	11.750	\$2,150.25
	Stormwater			
	Improv/Maint			
Total:				\$2,150.25

Notes (0)

Search

Account Search [dropdown] 1 of 1 First « Prev :: Next » Last

2024 4430-700-0001-000/9 [input] [input] -- Any -- Search

Tax Yr Account Number Certified Roll Situs Address Account Status Clear

Owner Name

2024 4430-700-0001-000/9 A M Developments LLC 190 SW BECKER RD Port Saint Lucie Paid In Full View

Search results as of less than a minute ago 1 of 1 First « Prev :: Next » Last

Account History 4430-700-0002-000/6

Roll	Status	Due	
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
2017	Acct: Paid-in-full		View
2016	Acct: Paid-in-full		View
2015	Acct: Paid-in-full		View
2014	Acct: Paid-in-full		View
2013	Acct: Paid-in-full		View
2012	Acct: Paid-in-full		View
2011	Acct: Paid-in-full		View
2010	Acct: Paid-in-full		View
2009	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2024	Market Value:	148,100
Tax Year:	2024	Class Value:	0
Account Number:	4430-700-0002-000/6 « Prev Next »	Just Value:	148,100
Millage Code:	0011 -	School Assessed Value:	148,100
Certified	A M Developments LLC	Assessed Value:	97,508
Roll Owner(s):	30924 Bay Shore DR Big Pine Key, FL 33043-5019 « Prev Next »	Ad Valorem:	\$2,496.74
Situs Address:	0 SW BECKER RD, Port Saint Lucie	Non-ad Valorem:	\$446.52
Links:	Property Appraiser, Public Site	Total Tax:	\$2,943.26

Location Details

Book-Page-Item:	2540-1508-
Property Class:	10
Range:	40E
Township:	36S
Section:	33
Neighborhood:	YC01
Lot:	2
Value Code:	00
Use Code:	1000
Total Acres:	0.85
Legal Description:	BECKER COMMONS (PB 62-1) LOT 2 (0.85 AC) (OR 2540-1508)
Last Updated:	10/03/2024 01:11PM
Last Updated By:	Mary Brown

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CT06	Co Public Transit MSTU	0.2500	97,508	0	97,508	\$24.38
EE19	Erosion District E	0.1000	97,508	0	97,508	\$9.75
FF02	Law Enf,Jail,Judicial Sys	2.7294	97,508	0	97,508	\$266.14
GF01	Co General Revenue Fund	4.2222	97,508	0	97,508	\$411.70
CS64	Childrens Service Council	0.3650	97,508	0	97,508	\$35.59
FD21	St Lucie Co Fire District	3.0000	97,508	0	97,508	\$292.52
FI40	FL Inland Navigation Dist	0.0288	97,508	0	97,508	\$2.81
PS25	City of Port St Lucie	4.6807	97,508	0	97,508	\$456.41
PS26	City of PSL Voted Debt	0.3743	97,508	0	97,508	\$36.50
SD09	School Discretionary	0.7480	148,100	0	148,100	\$110.78
SN39	School Capital Improvemnt	1.5000	148,100	0	148,100	\$222.15
SR08	School Req Local Effort	3.0000	148,100	0	148,100	\$444.30
SR09	School Voter Referendum	1.0000	148,100	0	148,100	\$148.10
MC14	Mosquito Control	0.1352	97,508	0	97,508	\$13.18
	S FL Wtr Mgmt District	0.2301	97,508	0	97,508	\$22.43
Total:		22.3637				\$2,496.74

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS61	Port St Lucie Stormwater Improv/Maint	Yes	2.440	\$446.52
Total:				\$446.52

Notes (0)

Search 1 of 1 First « Prev :: Next » Last

Tax Yr **Account Number** ▲ **Certified Roll Owner Name** **Situs Address** **Account Status** ▼

2024 4430-700-0002-000/6 A M Developments LLC 0 SW BECKER RD Port Saint Lucie Paid In Full View

Search results as of less than a minute ago 1 of 1 First « Prev :: Next » Last



CITY OF PORT ST LUCIE

Date Checked: 5/7/2024

Checked by: Dennis Murphy
Recorded:

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

Planning Project #	P24-049
Proposed Plat Name:	MedSquare - Flagler Healthcare
Legal Description:	

Current Tax Roll Year: 2023

Parcel #	Original Parent ID #(s)	Acreage	Current and prior years' SLC Property Taxes Paid: (Y/N)	Additional Comments
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
WEDNESDAY, MAY 22, 2024 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – ???, 2024
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

PROJECT

Bridget	P24-010	Southern Grove Plat No. 46 - Resubmittal Preliminary & Final Plat Construction Plans
Bridget	P24-054	Western Grove 4 (WG-4) MPUD Rezoning
Dan	P07-092-A1	Shoppes @ Veranda Falls Master Sign Program Amendment
Dan	P21-264	Verano South POD "H", Plat 1 - Resubmittal Preliminary & Final Plat Construction Plans
Dan	P23-069	Riverland Center – Retail/Restaurant Revised Construction Plans
Bianca	P06-415-A1	Courtyard Commons @ SLW – EV Charging Station Minor Site Plan Amendment Landscape Plan
Bianca	P24-049	MedSquare – Flagler Healthcare Subdivision Play
Francis	P23-192	SLC – Milner Drive Fire Station Preliminary Plat Construction Plans
Marissa	P24-055	River Place PUD – Hammock Creek Major Site Plan Landscape Plan

BEING A REPLAT OF BECKER COMMONS, RECORDED IN PLAT BOOK 62, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

FLAGLER HEALTHCARE

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: PLAT NUMBER, AS RECORDED IN PLAT BOOK 62, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 5.80 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

A M DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS FLAGLER HEALTHCARE, BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED AND CAUSES TO BE SIGNED AND SUFFERED AS SHOWN HEREON, IN WITNESS WHEREOF, THE ABOVE NAMED A M DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____ 2024.

A M DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ TITLE: _____
WITNESS SIGNATURE: _____ WITNESS SIGNATURE: _____
PRINTED NAME: _____ PRINTED NAME: _____

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 20____, BY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE: _____
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF _____
COUNTY OF _____
I, THE UNDERSIGNED, _____ AN ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____ 20____,

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF A M DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THE INTEREST EXISTING IN THE LAND IS:
- THERE IS NO MORTGAGE OR RECORD ENCUMBRANCE ON THE LAND DESCRIBED HEREIN.
- NO ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
- PURSUANT TO FLORIDA STATUTE 1971.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- NO CONFLICTING RIGHTS-OF-LAW, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____ 20____.
SIGNED: _____
PRINT NAME: _____
FIRM: _____
ADDRESS: _____
FLORIDA BAR NO. _____

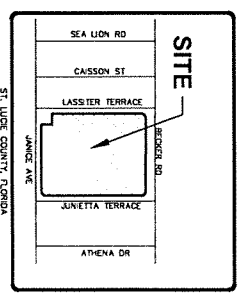
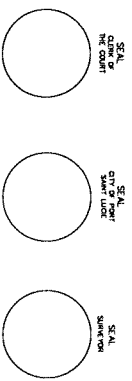
APPROVAL OF CITY COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "FLAGLER HEALTHCARE", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THIS _____ DAY OF _____ 20____.

CITY OF PORT ST. LUCIE
SALLY WALSH, CITY CLERK
SHANNON W. MARTIN, MAYOR

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLETES AND FOLLOWS FROM ALL THE REQUISITES OF THE PUBLIC RECORDS ACT, AND THAT IT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ 20____.



SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF FLAGLER HEALTHCARE IS TRUE AND CORRECT AND WAS PREPARED AND DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF (2) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND (3) THE SURVEY DATA COMPLETES TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____ 20____.
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5536
10229 SW WALLACE PARKWAY, SUITE 201
PORT ST. LUCIE, FLORIDA 34987

NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LAYOUT DESCRIBED HEREON AND NO OTHER INSTRUMENTS OR DOCUMENTS BEING REFERRED TO IN THIS PLAT ARE TO BE CONSIDERED AS PART OF THIS INSTRUMENT UNLESS THEY ARE SPECIFICALLY REFERRED TO BY INSTRUMENT NUMBER AND DATE. RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF BECKER ROAD, A 60'-0" WIDE RIGHT-OF-WAY, AND NORTH-5'-0" WIDE RIGHT-OF-WAY LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 40 EAST.
- PLAT CONTAINS 5.80 ACRES, MORE OR LESS.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PREPARED BY MICHAEL T. OWEN
PROFESSIONAL SURVEYOR AND MAPPER No. 5536
10229 SW WALLACE PARKWAY, SUITE 201
PORT ST. LUCIE, FLORIDA 34987
TEL: 888-888-8888
WWW.MTSURVEYING.COM

ENGINEERS & SURVEYORS & ENVIRONMENTAL
EDC
ENVIRONMENTAL DESIGN CONSULTANTS
1000 N. W. 10th Avenue, Suite 100
Fort Lauderdale, FL 33309
TEL: 954-562-1111
WWW.EDCSURVEYING.COM

DATE: PROJECT #24-120
CITY OF PORT ST. LUCIE
PROJECT FILE NO. _____
SHEET 1 OF 2

Property Identification

Site Address: 190 SW BECKER RD
 Sec/Town/Range: 33/37S/40E
 Parcel ID: 4430-700-0001-000-9
 Jurisdiction: Port Saint Lucie

Use Type: 1000
 Account #: 88450
 Map ID: 44/33S
 Zoning: Profession

Ownership

A M Developments LLC
 30924 Bay Shore DR
 Big Pine Key, FL 33043

Legal Description

BECKER COMMONS (PB 62-1) LOT 1 (4.10 AC) (OR 2540-1508)

Current Values

Just/Market Value: \$893,000
 Assessed Value: \$534,795
 Exemptions: \$0
 Taxable Value: \$534,795



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](#)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 4.1
 Land Size (SF): 178,596

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2540 / 1508	XX01	QC	Reinstein Ava V	\$100
Apr 14, 2005	2218 / 1282	XX01	QC	Michael Neil Inc	\$100
Apr 25, 2003	1705 / 1622	XX00	SPWD	Sands Jeffrey H	\$505,000
Dec 30, 2002	1635 / 2579	XX01	SPWD	S and S Investments	\$100
Dec 28, 1995	0993 / 2096	XX02	WD		\$430,000

Building Information (1 of 1)

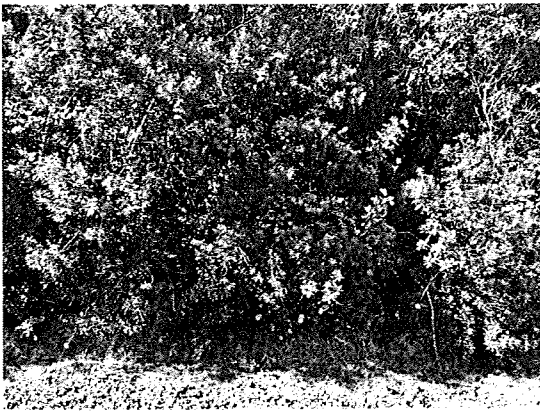
Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$893,000
Just/Market:	\$893,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$358,205
Assessed:	\$534,795
Exemption(s):	\$0
Taxable:	\$534,795

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0061	11.75	Port St. Lucie Stormwater	\$2,091.50

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
2023	\$893,000	\$534,795	\$0	\$534,795
2022	\$893,000	\$486,178	\$0	\$486,178
2021	\$893,000	\$441,980	\$0	\$441,980
2020	\$401,800	\$401,800	\$0	\$401,800

Permits

Number Issue Date Description Amount Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address: SW BECKER RD
 Sec/Town/Range: 33/36S/40E
 Parcel ID: 4430-700-0002-000-6
 Jurisdiction: Port Saint Lucie

Use Type: 1000
 Account #: 174931
 Map ID: 44/33S
 Zoning: Profession

Ownership

A M Developments LLC
 30924 Bay Shore DR
 Big Pine Key, FL 33043

Legal Description

BECKER COMMONS (PB 62-1) LOT 2 (0.85 AC) (OR 2540-1508)

Current Values

Just/Market Value: \$148,100
 Assessed Value: \$88,644
 Exemptions: \$0
 Taxable Value: \$88,644



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Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.85
 Land Size (SF): 37,026

Building Design Wind Speed

Occupancy Category I II III
 Speed 140 160 160
 Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2540 / 1508	XX01	QC	Reinstein Ava V	\$100

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:
 Building Type:
 Grade:
 Story Height:

Roof Cover:
 Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

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

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

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



Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values


Current Values Breakdown

Building:	\$0
Land:	\$148,100
Just/Market:	\$148,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$59,456
Assessed:	\$88,644
Exemption(s):	\$0
Taxable:	\$88,644

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0061	2.44	Port St. Lucie Stormwater	\$434.32

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Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$148,100	\$88,644	\$0	\$88,644
2022	\$148,100	\$80,586	\$0	\$80,586
2021	\$148,100	\$73,260	\$0	\$73,260
2020	\$66,600	\$66,600	\$0	\$66,600

Permits

Number Issue Date Description Amount Fee

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 © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address: SW BECKER RD
 Sec/Town/Range: 33/37S/40E
 Parcel ID: 4430-700-0003-000-3
 Jurisdiction: Port Saint Lucie

Use Type: 1000
 Account #: 174932
 Map ID: 44/33S
 Zoning: General Co

Ownership

A M Developments LLC
 30924 Bay Shore DR
 Big Pine Key, FL 33043

Legal Description

BECKER COMMONS (PB 62-1) LOT 3 (0.85 AC) (OR 2540-1508)

Current Values

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Finished/Under Air (SF): 0
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 Land Size (acres): 0.85
 Land Size (SF): 37,026

Building Design Wind Speed

Occupancy Category I II III
 Speed 140 160 160
 Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2540 / 1508	XX01	QC	Reinstein Ava V	\$100

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$148,100
 Just/Market: \$148,100
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$59,456
 Assessed: \$88,644
 Exemption(s): \$0
 Taxable: \$88,644

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0061	2.44	Port St. Lucie Stormwater	\$434.32

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
2023	\$148,100	\$88,644	\$0	\$88,644
2022	\$148,100	\$80,586	\$0	\$80,586
2021	\$148,100	\$73,260	\$0	\$73,260
2020	\$66,600	\$66,600	\$0	\$66,600

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

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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Account History 4430-700-0001-000/9

Roll	Status	Due	
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
2017	Acct: Paid-in-full		View
2016	Acct: Paid-in-full		View
2015	Acct: Paid-in-full		View
2014	Acct: Paid-in-full		View
2013	Acct: Paid-in-full		View
2012	Acct: Paid-in-full		View
2011	Acct: Paid-in-full		View
2010	Acct: Paid-in-full		View
2009	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	4430-700-0001-000/9 « Prev Next »
Millage Code:	0011 -
Certified	A M Developments LLC
Roll Owner(s):	30924 Bay Shore DR Big Pine Key, FL 33043-5019 « Prev Next »
Situs Address:	190 SW BECKER RD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	893,000
Class Value:	0
Just Value:	893,000
School Assessed Value:	893,000
Assessed Value:	534,795
Ad Valorem:	\$14,456.28
Non-ad Valorem:	\$2,091.50
Total Tax:	\$16,547.78

Location Details

Book-Page-Item:	2540-1508-
Property Class:	10
Range:	40E
Township:	37S
Section:	33
Neighborhood:	YC01
Lot:	1
Value Code:	00
Use Code:	1000
Total Acres:	4.1
Legal Description:	BECKER COMMONS (PB 62-1) LOT 1 (4.10 AC) (OR 2540-1508)
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	534,795	0	534,795	\$0.00
CT06	Co Public Transit MSTU	0.2500	534,795	0	534,795	\$133.70
EE19	Erosion District E	0.1000	534,795	0	534,795	\$53.48
FF02	Law Enf./Jail/Judicial Sys	2.7294	534,795	0	534,795	\$1,459.67
GF01	Co General Revenue Fund	4.2722	534,795	0	534,795	\$2,284.75
CS64	Childrens Service Council	0.3790	534,795	0	534,795	\$202.69
FD21	St Lucie Co Fire District	3.0000	534,795	0	534,795	\$1,604.39
FI40	FL Inland Navigation Dist	0.0288	534,795	0	534,795	\$15.40
PS25	City of Port St Lucie	4.7057	534,795	0	534,795	\$2,516.58
PS26	City of PSL Voted Debt	0.4943	534,795	0	534,795	\$264.35
SD09	School Discretionary	0.7480	893,000	0	893,000	\$667.96
SN39	School Capital Improvemnt	1.5000	893,000	0	893,000	\$1,339.50
SR08	School Req Local Effort	3.1640	893,000	0	893,000	\$2,825.45
SR09	School Voter Referendum	1.0000	893,000	0	893,000	\$893.00
MC14	Mosquito Control	0.1352	534,795	0	534,795	\$72.30
	S FL Wtr Mgmt District	0.2301	534,795	0	534,795	\$123.06
Total:			22.7367			\$14,456.28

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS61	Port St Lucie Stormwater Improv/Maint	Yes	11.750	\$2,091.50
Total:				\$2,091.50

Notes (0)

Search

Account Search 

1 of 1 First « Prev :: Next » Last

Tax Yr Account Number ^

Owner Name

-- Any --

Account Status

2023	4430-700-0001-000/9	A M Developments LLC	190 SW BECKER RD Port Saint Lucie	Paid In Full	View
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Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last

Account History 4430-700-0002-000/6

Roll	Status	Due	
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
2017	Acct: Paid-in-full		View
2016	Acct: Paid-in-full		View
2015	Acct: Paid-in-full		View
2014	Acct: Paid-in-full		View
2013	Acct: Paid-in-full		View
2012	Acct: Paid-in-full		View
2011	Acct: Paid-in-full		View
2010	Acct: Paid-in-full		View
2009	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023	Market Value:	148,100
Tax Year:	2023	Class Value:	0
Account Number:	4430-700-0002-000/6 « Prev Next »	Just Value:	148,100
Millage Code:	0011 -	School Assessed Value:	148,100
Certified	A M Developments LLC	Assessed Value:	88,644
Roll Owner(s):	30924 Bay Shore DR Big Pine Key, FL 33043-5019 « Prev Next »	Ad Valorem:	\$2,396.68
Situs Address:	0 SW BECKER RD, Port Saint Lucie	Non-ad Valorem:	\$434.32
Links:	Property Appraiser, Public Site	Total Tax:	\$2,831.00

Location Details

Book-Page-Item:	2540-1508-
Property Class:	10
Range:	40E
Township:	36S
Section:	33
Neighborhood:	YC01
Lot:	2
Value Code:	00
Use Code:	1000
Total Acres:	0.85
Legal Description:	BECKER COMMONS (PB 62-1) LOT 2 (0.85 AC) (OR 2540-1508)
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	88,644	0	88,644	\$0.00
CT06	Co Public Transit MSTU	0.2500	88,644	0	88,644	\$22.16
EE19	Erosion District E	0.1000	88,644	0	88,644	\$8.86
FF02	Law Enf./Jail/Judicial Sys	2.7294	88,644	0	88,644	\$241.94
GF01	Co General Revenue Fund	4.2722	88,644	0	88,644	\$378.70
CS64	Childrens Service Council	0.3790	88,644	0	88,644	\$33.60
FD21	St Lucie Co Fire District	3.0000	88,644	0	88,644	\$265.93
FI40	FL Inland Navigation Dist	0.0288	88,644	0	88,644	\$2.55
PS25	City of Port St Lucie	4.7057	88,644	0	88,644	\$417.13
PS26	City of PSL Voted Debt	0.4943	88,644	0	88,644	\$43.82
SD09	School Discretionary	0.7480	148,100	0	148,100	\$110.78
SN39	School Capital Improvemnt	1.5000	148,100	0	148,100	\$222.15
SR08	School Req Local Effort	3.1640	148,100	0	148,100	\$468.59
SR09	School Voter Referendum	1.0000	148,100	0	148,100	\$148.10
MC14	Mosquito Control	0.1352	88,644	0	88,644	\$11.98
	S FL Wtr Mgmt District	0.2301	88,644	0	88,644	\$20.39
Total:		22.7367				\$2,396.68

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS61	Port St Lucie Stormwater Improv/Maint	Yes	2,440	\$434.32
Total:				\$434.32

Notes (0)

Search

Account Search	1 of 1	First « Prev :: Next » Last
<input type="text" value="2023"/> <input type="text" value="4430-700-0002-000/6"/> <input type="text"/> <input type="text"/>	<input type="text" value="— Any —"/> <input type="text" value="Search"/>	<input type="text" value="Clear"/>
Tax Yr	Account Number	Certified Roll Owner Name
2023	4430-700-0002-000/6	A M Developments LLC
		0 SW BECKER RD Port Saint Lucie
		Paid In Full
		View
Search results as of less than a minute ago		
1 of 1 First « Prev :: Next » Last		

Account History 4430-700-0003-000/3

Roll	Status	Due	
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
2020	Acct: Paid-in-full		View
2019	Acct: Paid-in-full		View
2018	Acct: Paid-in-full		View
2017	Acct: Paid-in-full		View
2016	Acct: Paid-in-full		View
2015	Acct: Paid-in-full		View
2014	Acct: Paid-in-full		View
2013	Acct: Paid-in-full		View
2012	Acct: Paid-in-full		View
2011	Acct: Paid-in-full		View
2010	Acct: Paid-in-full		View
2009	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023	Market Value:	148,100
Tax Year:	2023	Class Value:	0
Account Number:	4430-700-0003-000/3 « Prev Next »	Just Value:	148,100
Millage Code:	0011 -	School Assessed Value:	148,100
Certified	A M Developments LLC	Assessed Value:	88,644
Roll Owner(s):	30924 Bay Shore DR Big Pine Key, FL 33043-5019 « Prev Next »	Ad Valorem:	\$2,396.68
Situs Address:	0 SW BECKER RD, Port Saint Lucie	Non-ad Valorem:	\$434.32
Links:	Property Appraiser, Public Site	Total Tax:	\$2,831.00

Location Details

Book-Page-Item:	2540-1508-
Property Class:	10
Range:	40E
Township:	37S
Section:	33
Neighborhood:	YC01
Lot:	3
Value Code:	00
Use Code:	1000
Total Acres:	0.85
Legal Description:	BECKER COMMONS (PB 62-1) LOT 3 (0.85 AC) (OR 2540-1508)
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	88,644	0	88,644	\$0.00
CT06	Co Public Transit MSTU	0.2500	88,644	0	88,644	\$22.16
EE19	Erosion District E	0.1000	88,644	0	88,644	\$8.86
FF02	Law Enf,Jail,Judicial Sys	2.7294	88,644	0	88,644	\$241.94
GF01	Co General Revenue Fund	4.2722	88,644	0	88,644	\$378.70
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PS25	City of Port St Lucie	4.7057	88,644	0	88,644	\$417.13
PS26	City of PSL Voted Debt	0.4943	88,644	0	88,644	\$43.82
SD09	School Discretionary	0.7480	148,100	0	148,100	\$110.78
SN39	School Capital Improvemnt	1.5000	148,100	0	148,100	\$222.15
SR08	School Req Local Effort	3.1640	148,100	0	148,100	\$468.59
SR09	School Voter Referendum	1.0000	148,100	0	148,100	\$148.10
MC14	Mosquito Control	0.1352	88,644	0	88,644	\$11.98
	S FL Wtr Mgmt District	0.2301	88,644	0	88,644	\$20.39
Total:		22.7367				\$2,396.68

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS61	Port St Lucie Stormwater Improv/Maint	Yes	2.440	\$434.32
Total:				\$434.32

Notes (0)

Search

Account Search

1 of 1 First « Prev :: Next » Last

<input type="text" value="2023"/>	<input type="text" value="4430-700-0003-000/3"/>	<input type="text"/>	<input type="text"/>	- Any -	Search
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear

2023	4430-700-0003-000/3	A M Developments LLC	0 SW BECKER RD Port Saint Lucie	Paid In Full	View
Search results as of less than a minute ago					
1 of 1 First « Prev :: Next » Last					