

CITY OF PORT ST LUCIE

Date Checked: 5/17/2024

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P23-198
Proposed Plat Name:	Riverland - Parcel D - Plat One Replat
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
1	4320-505-0008-000-1	22.40	N/A	Parcel did not exist on 2023 Tax Toll
2	4320-505-0021-000-8	1.16	N/A	Parcel did not exist on 2023 Tax Toll
3	4320-505-0022-000-5	0.14	N/A	Parcel did not exist on 2023 Tax Toll
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5	4319-141-0002-000-9	265.33	Y	Parent Parcel
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Account History 4319-141-0002-000/9

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
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023	Market Value:	29,498,373
Tax Year:	2023	Class Value:	0
Account Number:	4319-141-0002-000/9 « Prev Next »	Just Value:	29,498,373
Millage Code:	0011 -	School Assessed Value:	17,091,351
Certified	Riverland Associates IV LLP	Assessed Value:	17,091,351
Roll Owner(s):	1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323-2890 « Prev Next »	Ad Valorem:	\$388,600.91
Situs Address:	0 TBD, Port Saint Lucie	Non-ad Valorem:	\$0.00
Links:	Property Appraiser, Public Site	Total Tax:	\$388,600.91

Location Details

Book-Page-Item: 4951-0669-

Property Class: 60

Range: 39E

Township: 37S

Section: 15

Neighborhood: TR20

Value Code: 00

Use Code: 6000

Total Acres: 456.97

Legal Description: 19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 06 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CURVE 480.45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT, TH N 44 49 06 W 49.45 FT, TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2080 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 15 38 09 E, TH ELY ALG SAID CURVE 495.03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVCE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH ELY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO THE POB (456.97 AC - 19,905.801 SF) (OR 4951-669)

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	17,091,351	0	17,091,351	\$0.00
CT06	Co Public Transit MSTU	0.2500	17,091,351	0	17,091,351	\$4,272.84
EE19	Erosion District E	0.1000	17,091,351	0	17,091,351	\$1,709.14
FF02	Law Enf,Jail,Judicial Sys	2.7294	17,091,351	0	17,091,351	\$46,649.13
GF01	Co General Revenue Fund	4.2722	17,091,351	0	17,091,351	\$73,017.67
CS64	Childrens Service Council	0.3790	17,091,351	0	17,091,351	\$6,477.62
FD21	St Lucie Co Fire District	3.0000	17,091,351	0	17,091,351	\$51,274.05
FI40	FL Inland Navigation Dist	0.0288	17,091,351	0	17,091,351	\$492.23
PS25	City of Port St Lucie	4.7057	17,091,351	0	17,091,351	\$80,426.77
PS26	City of PSL Voted Debt	0.4943	17,091,351	0	17,091,351	\$8,448.25
SD09	School Discretionary	0.7480	17,091,351	0	17,091,351	\$12,784.33
SN39	School Capital Improvemnt	1.5000	17,091,351	0	17,091,351	\$25,637.03
SR08	School Req Local Effort	3.1640	17,091,351	0	17,091,351	\$54,077.03
SR09	School Voter Referendum	1.0000	17,091,351	0	17,091,351	\$17,091.35
MC14	Mosquito Control	0.1352	17,091,351	0	17,091,351	\$2,310.75
	S FL Wtr Mgmt District	0.2301	17,091,351	0	17,091,351	\$3,932.72
Total:		22.7367				\$388,600.91

Non-ad Valorem Details

There are no non-ad valorem for this account

Notes (0)

Search

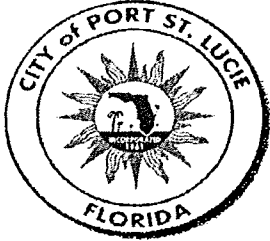
Account Search

1 of 1 First « Prev :: Next » Last

Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	
2023	4319-141-0002-000/9	Riverland Associates IV LLP	0 TBD Port Saint Lucie	Paid In Full	View

Search results as of 2 minutes ago

1 of 1 First « Prev :: Next » Last



CITY OF PORT ST LUCIE

Date Checked: 11/30/2023
 Checked by: Dennis Murphy
 Recorded:

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

Planning Project #	P23-198
Proposed Plat Name:	Riverland - Parcel D - Plat One Replat
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CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE AGENDA
TUESDAY, DECEMBER 13, 2023 – 1:30 P.M.

VIRTUAL MEETING

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – **OCTOBER 25, 2023 & NOVEMBER 8, 2023**
4. Addition and Deletions
5. Public to be Heard
6. Review of Development Projects:

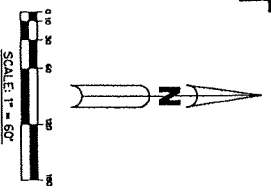
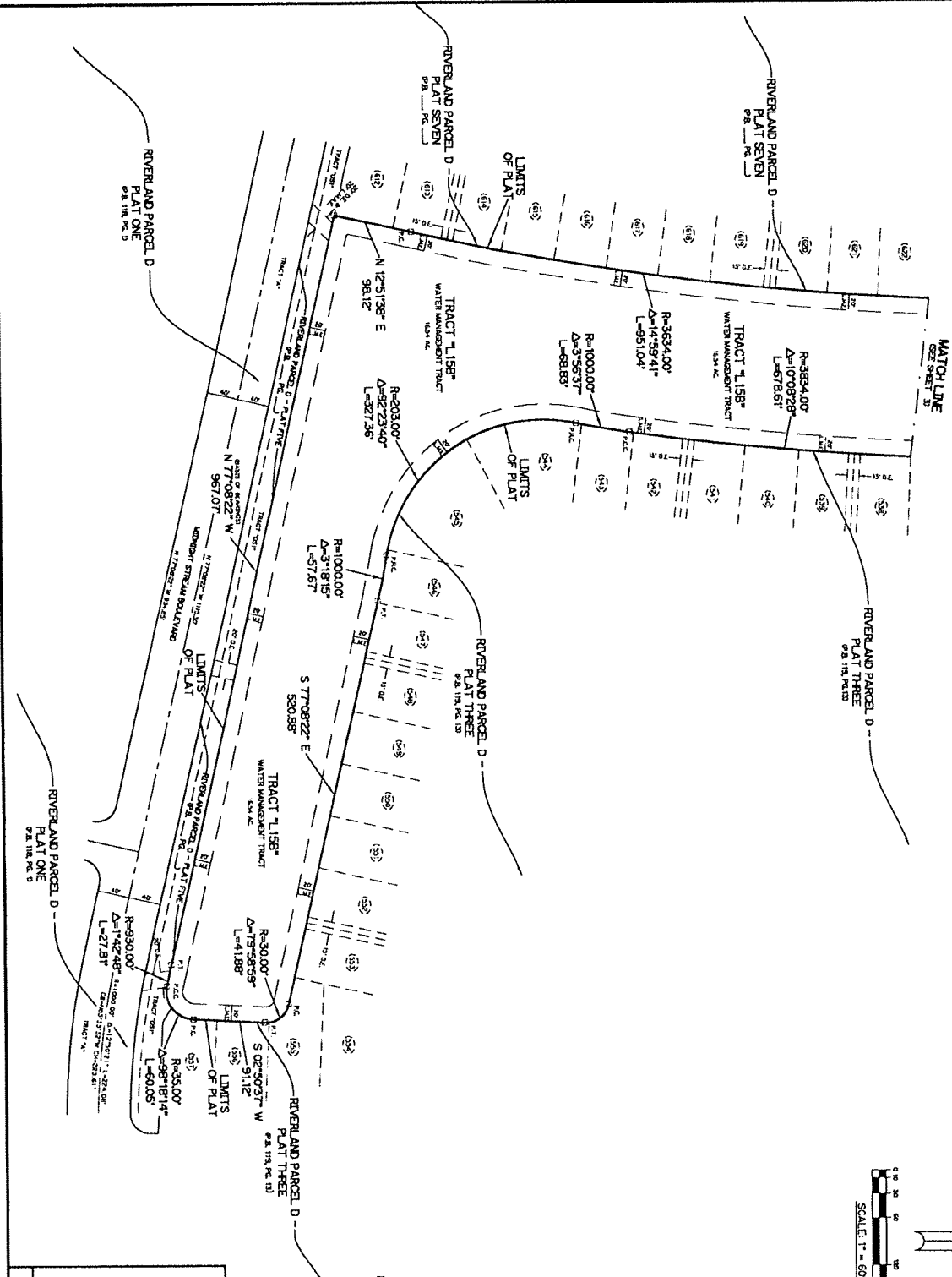
PROJECT

Bridget	P21-244	Southern Grove – Telaro Phase 2 & 3 Preliminary & Final Plat Construction Plans
Bridget	P23-206	Southern Grove – Tradition SG-8 – Shoppes @ SG Subdivision Plat Landscape Plan
Bianca	P23-214	SoGro Park @ Southern Grove Clearing & Mass Grading
Bethany	P23-213	Cadence WG5D @ Western Grove Clearing & Mass Grading
Francis	P23-054	Murphy USA – US Highway 1 - Resubmittal Construction Plans
Francis	P23-198	Riverland Parcel "D" – Plat One Replat Preliminary & Final Plat
Marissa	P04-203-A1	Shoppes @ Tradition – Patio - Resubmittal Minor Site Plan Amendment
Marissa	P23-217	Mansion Estates Replat 2 Subdivision Plat
Cody	P23-207	Gingerbread Lane Day Care Minor Site Plan Landscape
Cody	P23-218	LTC Ranch – Glynlea Maintenance Area Minor Site Plan Construction Plans

RIVERLAND PARCEL D - PLAT ONE REPLAT

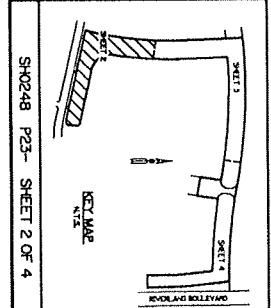
BEING A REPLAT OF ALL OF TRACTS "L-15", "OS13" AND "OS14", RIVERLAND PARCEL D - PLAT ONE, AS RECORDED IN PLAT BOOK 118, PAGES 1 THROUGH 15, PUBLIC RECORDS OF ST. LUCIE COUNTY, LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 4



- LEGEND**
- 2" FINISHMENT SURVEY MONUMENT
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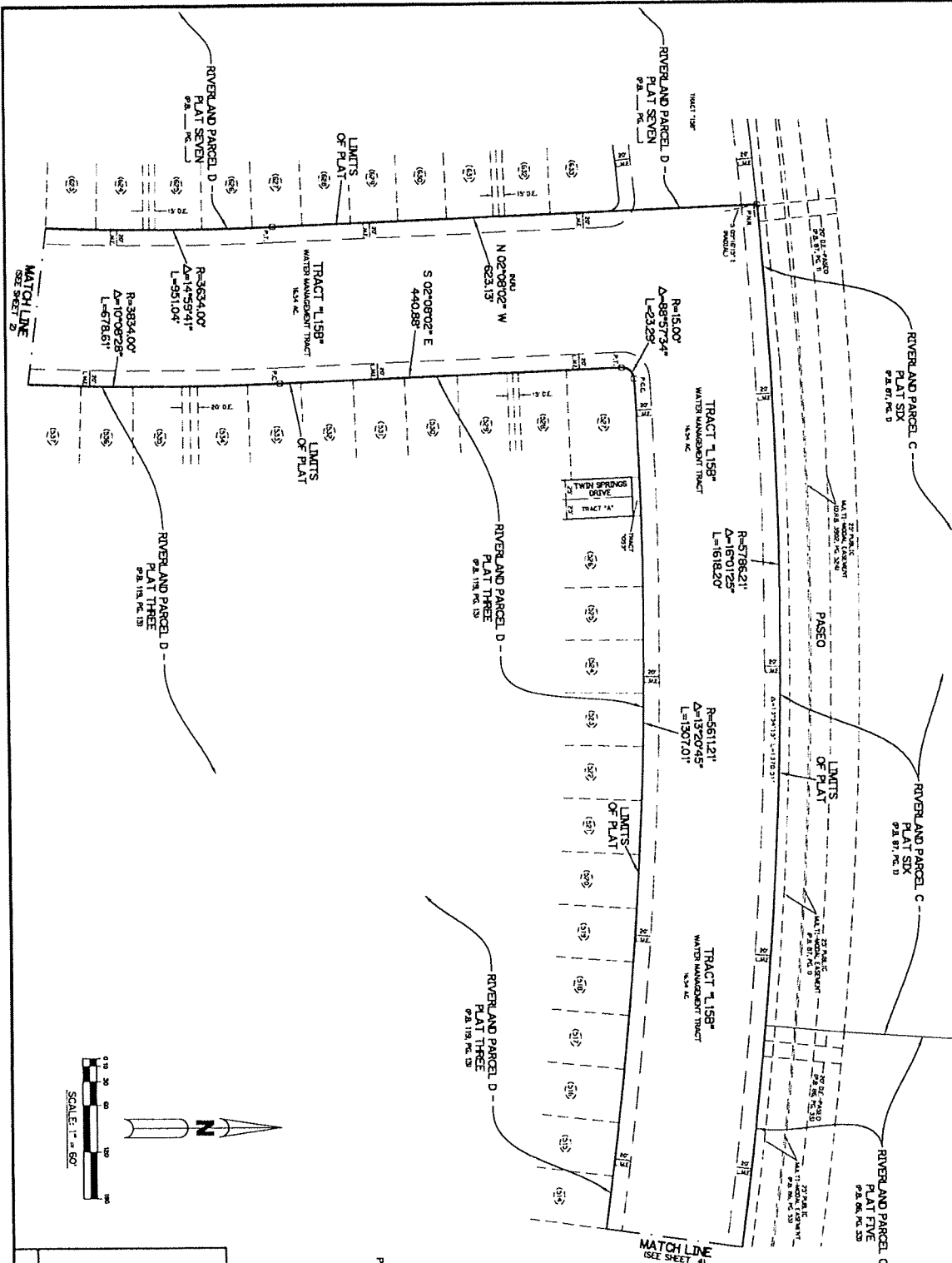
THIS INSTRUMENT WAS PREPARED BY
 PERRY C. WHITE, P.S.M., 4213, STATE OF FLORIDA
 SAND & HILLS SURVEYING, INC.
 8481 LAKE WORTH ROAD, SUITE 410
 LAKE WORTH, FLORIDA 33467
 LB-7741



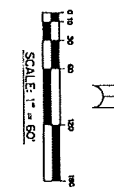
RIVERLAND PARCEL D - PLAT ONE REPLAT

BEING A REPLAT OF ALL OF TRACTS "L15", "OS13" AND "OS14", RIVERLAND PARCEL D - PLAT ONE, AS RECORDED IN PLAT BOOK 118, PAGES 1 THROUGH 15, PUBLIC RECORDS OF ST. LUCIE COUNTY, LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

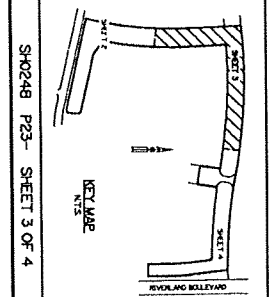
SHEET 3 OF 4



- LEGEND**
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THIS INSTRUMENT WAS PREPARED BY
 FERRY C. WHITE, P.S.M., 4613, STATE OF FLORIDA
 SAND & HILLS SURVEYING, INC.
 8461 LAKE WORTH ROAD, SUITE 410
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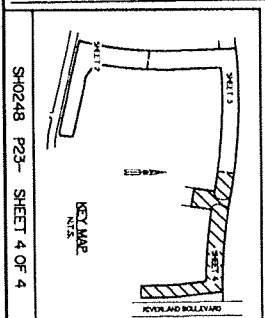
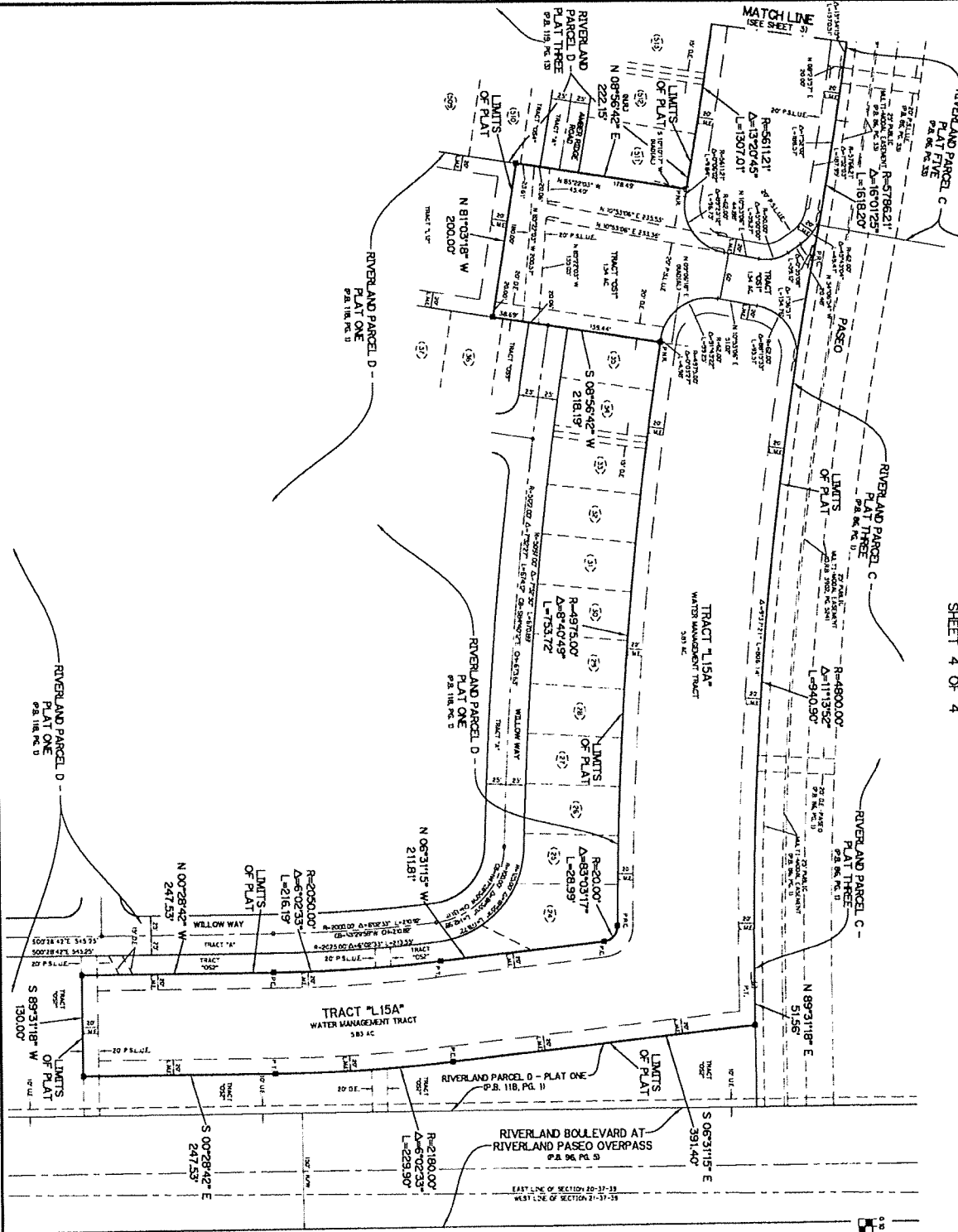


SH0248 P23-SHEET 3 OF 4

RIVERLAND PARCEL D - PLAT ONE REPLAT

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AS RECORDED IN PLAT BOOK 118, PAGES 1 THROUGH 15, PUBLIC RECORDS OF ST. LUCIE COUNTY,
LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 4 OF 4



SH0248 P23- SHEET 4 OF 4

LEGEND

- - SET POINT OF SURVEY MONUMENT
- - CONTOUR LINE
- - BEARING MONUMENT (CIRCLED MONUMENT)
- △ - PLAT MONUMENT (ANGLED MONUMENT)
- ◇ - ROAD MONUMENT (DIAMONDED MONUMENT)
- ∠ - ROAD MONUMENT CORNER (CORNER MONUMENT)
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- △ - PLAT MONUMENT (ANGLED MONUMENT)
- ◇ - ROAD MONUMENT (DIAMONDED MONUMENT)
- ∠ - ROAD MONUMENT CORNER (CORNER MONUMENT)

THIS INSTRUMENT WAS PREPARED BY
 FERRY C. WHITE, P.S.M., 4213, STATE OF FLORIDA
 SAND & HILLS SURVEYING, INC.
 8461 LAKE WORTH ROAD, SUITE 410
 LAKE WORTH, FLORIDA 33467
 LB-7741

Property Identification

Site Address: TBD
 Sec/Town/Range: 20/37S/39E
 Parcel ID: 4320-505-0008-000-1
 Jurisdiction: Port Saint Lucie

Use Type: 0900
 Account #: 200187
 Map ID: 43/20S
 Zoning:

Ownership

RIVERLAND PARCEL D HOA INC
 1600 Sawgrass Corporate PKWY Ste 400
 Sunrise, FL 33323

Legal Description

RIVERLAND PARCEL D - PLAT ONE (PB 118-1) TRACT L15 (AS PER PLAT DEDICATION DATED 7/19/23)

Current Values

Just/Market Value:
 Assessed Value:
 Exemptions:
 Taxable Value:

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):	22.4
Land Size (SF):	975,633

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160
Sources/links:			

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:
 Land:
 Just/Market:
 Ag Credit:
 Save Our Homes or 10% Cap:
 Assessed:
 Exemption(s):
 Taxable:

Current Year Special Assessment Breakdown

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

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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Property Identification

Site Address: TBD
 Sec/Town/Range: 20/37S/39E
 Parcel ID: 4320-505-0022-000-5
 Jurisdiction: Port Saint Lucie

Use Type: 0900
 Account #: 200201
 Map ID: 43-20S
 Zoning:

Ownership

RIVERLAND PARCEL D HOA INC
 1600 Sawgrass Corporate PKWY Ste 400
 Sunrise, FL 33323

Legal Description

RIVERLAND PARCEL D - PLAT ONE (PB 118-1) TRACT OS14 (AS PER PLAT DEDICATION DATED 7/19/23)

Current Values

Just/Market Value:
 Assessed Value:
 Exemptions:
 Taxable Value:

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):	0.14
Land Size (SF):	6,266

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160
Sources/links:			

Sale History

Date	Book/ Page	Sale Code	Deed	Grantor	Price
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:
 Land:
 Just/Market:
 Ag Credit:
 Save Our Homes or 10% Cap:
 Assessed:
 Exemption(s):
 Taxable:

Current Year Special Assessment Breakdown

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

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

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Property Identification

Site Address: TBD
 Sec/Town/Range: 20-37S/39E
 Parcel ID: 4320-505-0021-000-8
 Jurisdiction: Port Saint Lucie

Use Type: 0900
 Account #: 200200
 Map ID: 43-20S
 Zoning:

Ownership

RIVERLAND PARCEL D HOA INC
 1600 Sawgrass Corporate PKWY Ste 400
 Sunrise, FL 33323

Legal Description

RIVERLAND PARCEL D - PLAT ONE (PB 118-1) TRACT OS13 (AS PER PLAT DEDICATION DATED 7/19/23)

Current Values

Just/Market Value:
 Assessed Value:
 Exemptions:
 Taxable Value:

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): 1.16
 Land Size (SF): 50,574

Building Design Wind Speed

Occupancy Category: I II III
 Speed: 140 150 160
 Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
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Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:
 Land:
 Just/Market:
 Ag Credit:
 Save Our Homes or 10% Cap:
 Assessed:
 Exemption(s):
 Taxable:

Current Year Special Assessment Breakdown

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

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

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Account History 4319-141-0002-000/9

Roll	Status	Due	View
2023	Acct: Unpaid	\$373,056.87	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
Total Due:		\$373,056.87	

[View a different due date](#)

Account Information

Roll Year:	2023	Market Value:	29,498,373
Tax Year:	2023	Class Value:	0
Account Number:	4319-141-0002-000/9 « Prev Next »	Just Value:	29,498,373
Millage Code:	0011 -	School Assessed Value:	17,091,351
Certified Roll Owner(s):	Riverland Associates IV LLP 1600 Sawgrass Corporate PKWY Ste 400 Sunrise, FL 33323-2890 « Prev Next »	Assessed Value:	17,091,351
Situs Address:	0 TBD, Port Saint Lucie	Ad Valorem:	\$388,600.91
Links:	Property Appraiser, Public Site	Non-ad Valorem:	\$0.00
		Total Tax:	\$388,600.91
		Print Combined Reminder	

Location Details

Book-Page-Item: 4951-0669-
Property Class: 60
Range: 39E
Township: 37S
Section: 15
Neighborhood: TR20
Value Code: 00
Use Code: 6000
Total Acres: 456.97

Legal Description: 19/20 37 39 THAT PART OF SECS MPDAF: BEGIN AT SE COR OF RIVERLAND PARCEL C - PLAT 3, TH S 00 28 42 E, ALG THE W LI OF RIVERLAND BLVD, 3513.78 FT, TH S 44 49 26 W 49.76 FT, TH N 89 52 25 W 4247.16 FT TO A CURVE CONC SLY, R OF 2500 FT, TH WLY ALG CURVE 480.45 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 2500 FT, TH WLY ALG SAID CURVE 480.45 FT, TH N 89 52 35 W 182.32 FT, TH N 44 49 06 W 49.45 FT, TH N 00 10 54 E 3073.71 FT, TO A CURVE CONC WLY, R OF 2080 FT, TH NLY ALG SAID CURVE 647.03 FT TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONC SLY, R OF 1161.40 FT, R BEARS S 15 38 09 E, TH ELY ALG SAID CURVE 495.03 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 7100 FT, TH ELY ALG SAID CURVE 2065.48 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC SLY, R OF 5786.21 FT, TH ELY ALG SAID CURVE 1881.95 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONC NLY, R OF 4800 FT, TH ELY ALG SAID CURVE 940.9 FT, TH N 89 31 18 E 156.07 FT TO THE POB (456.97 AC - 19,905.80' SF) (OR 4951-669)

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	17,091,351	0	17,091,351	\$0.00
CT06	Co Public Transit MSTU	0.2500	17,091,351	0	17,091,351	\$4,272.84
EE19	Erosion District E	0.1000	17,091,351	0	17,091,351	\$1,709.14
FF02	Law Enf./Jail/Judicial Sys	2.7294	17,091,351	0	17,091,351	\$46,649.13
GF01	Co General Revenue Fund	4.2722	17,091,351	0	17,091,351	\$73,017.67
CS64	Childrens Service Council	0.3790	17,091,351	0	17,091,351	\$6,477.62
FD21	St Lucie Co Fire District	3.0000	17,091,351	0	17,091,351	\$51,274.05
FI40	FL Inland Navigation Dist	0.0288	17,091,351	0	17,091,351	\$492.23
PS25	City of Port St Lucie	4.7057	17,091,351	0	17,091,351	\$80,426.77
PS26	City of PSL Voted Debt	0.4943	17,091,351	0	17,091,351	\$8,448.25
SD09	School Discretionary	0.7480	17,091,351	0	17,091,351	\$12,784.33
SN39	School Capital Improvemnt	1.5000	17,091,351	0	17,091,351	\$25,637.03
SR08	School Req Local Effort	3.1640	17,091,351	0	17,091,351	\$54,077.03
SR09	School Voter Referendum	1.0000	17,091,351	0	17,091,351	\$17,091.35
MC14	Mosquito Control	0.1352	17,091,351	0	17,091,351	\$2,310.75
	5 Fl. Wtr Mgmt District	0.2301	17,091,351	0	17,091,351	\$3,932.72
Total:		22.7367				\$388,600.91

Non-ad Valorem Details

There are no non-ad valorem for this account

Notes (0)

Search

Account Search

2023 4319-141-0002-000/9

Tax Yr Account Number

Certified Roll Owner Name Situs Address Account Status

2023 4319-141-0002-000/9 Riverland Associates IV LLP 0 TBD Port Saint Lucie Unpaid

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last

Search Clear

1 of 1 First « Prev :: Next » Last