



CITY OF PORT ST LUCIE

Date Checked: 1/6/2025

Checked by: Dennis Murphy

Recorded:

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

Planning Project #	P21-264
Proposed Plat Name:	Verano South POD H Plat 1
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	3331-131-0001-000-6	437.05	Y	N/A
2	3329-331-0001-000-3	660.04	Y	N/A
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20				

Account History 3329-331-0001-000/3

Roll	Status	Due	View
2024	Acct: Paid-in-full		View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2024
Tax Year:	2024
Account Number:	3329-331-0001-000/3 « Prev Next »
Millage Code:	0041 -
Certified	Astor Creek Development LLC
Roll Owner(s):	105 NE 1st ST Delray Beach, FL 33444-3807 « Prev Next »
Situs Address:	0 RANGE LINE RD, Port Saint Lucie
Links:	Property Appraiser, Public Site

Market Value:	17,736,000
Class Value:	0
Just Value:	17,736,000
School Assessed Value:	17,736,000
Assessed Value:	17,736,000
Ad Valorem:	\$394,244.68
Non-ad Valorem:	\$152,206.59
Total Tax:	\$546,451.27

Location Details

Book-Page-Item: 4910-0619-99
Property Class: 39E
Range: 39E
Township: 36S
Section: 28
Neighborhood: TR20
Value Code: 00
Use Code: 9900
Total Acres: 660.04
Legal Description: 29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF FEC RR, TH S 44 46 01 W 3776.32 FT TO POB; TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT, TH S 03 36 07 E 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, THSLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, THSLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT, TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT, TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT, TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT, TH NLY ALG ARC 983.39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 FT, TH NWLY ALG ARC 1522.89 FT TO SELY R/W OF FEC RR, TH N 44 46 01 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12 AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)
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	17,736,000	0	17,736,000	\$4,434.00
EE19	Erosion District E	0.1000	17,736,000	0	17,736,000	\$1,773.60
FF02	Law Enf,Jail,Judicial Sys	2.7294	17,736,000	0	17,736,000	\$48,408.64
GF01	Co General Revenue Fund	4.2222	17,736,000	0	17,736,000	\$74,884.94
CS64	Childrens Service Council	0.3650	17,736,000	0	17,736,000	\$6,473.64
FD21	St Lucie Co Fire District	3.0000	17,736,000	0	17,736,000	\$53,208.00
FI40	FL Inland Navigation Dist	0.0288	17,736,000	0	17,736,000	\$510.80
PS25	City of Port St Lucie	4.6807	17,736,000	0	17,736,000	\$83,016.90
PS26	City of PSL Voted Debt	0.3743	17,736,000	0	17,736,000	\$6,638.58
SD09	School Discretionary	0.7480	17,736,000	0	17,736,000	\$13,266.53
SN39	School Capital Improvemnt	1.5000	17,736,000	0	17,736,000	\$26,604.00
SR08	School Req Local Effort	3.0000	17,736,000	0	17,736,000	\$53,208.00
SR09	School Voter Referendum	1.0000	17,736,000	0	17,736,000	\$17,736.00
	S FL Wtr Mgmt District	0.2301	17,736,000	0	17,736,000	\$4,081.05
Total:		22.2285				\$394,244.68

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL Stormwater Verano	Yes	831.730	\$152,206.59
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$152,206.59

Notes (0)

Search

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

2024	3329-331-0001-000/3			-- Any --	Search
Tax Yr	Account Number	Certified Roll	Situs Address	Account Status	Clear
2024	3329-331-0001-000/3	Astor Creek Development LLC	0 RANGE LINE 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 3331-131-0001-000/6

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
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2024	Market Value:	12,376,300
Tax Year:	2024	Class Value:	0
Account Number:	3331-131-0001-000/6 « Prev Next »	Just Value:	12,376,300
Millage Code:	0041 -	School Assessed Value:	12,376,300
Certified	PSL Land Investments LLC	Assessed Value:	12,376,300
Roll Owner(s):	105 NE 1st ST Delray Beach, FL 33444-3807 « Prev Next »	Ad Valorem:	\$275,106.59
Situs Address:	0 TBD, Port Saint Lucie	Non-ad Valorem:	\$0.00
Links:	Property Appraiser, Public Site	Total Tax:	\$275,106.59

Location Details

Book-Page-Item: 4558-1957-

Property Class: 99

Range: 39E

Township: 36S

Section: 28

Neighborhood: TR20

Value Code: 00

Use Code: 9900

Total Acres: 437.05

Legal Description: 31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD CANAL NO. C-24 AND SELY R/W LI OF FEC RR, TH S 44 46 01 W ALG SELY R/W LI OF FEC RR 5069.40 FT, TH S 04 13 20 E 258 FT TO NE COR OF SEC 31, TH S 89 40 25 W 312.01 FT TO SELY R/W LI O FEC RR, TH S 44 46 01 W 2206.67 FT TO POB AND CURVE CONC W, R OF 2038 FT, TH SELY ALG ARC 1462.50 FT, TH S 01 58 48 E 2828.10 FT TO CURVE CONC W, R OF 1998 FT, TH SLY ALG ARC 435.44 FT TO CURVE CONC E, R OF 2268 FT, TH SLY ALG ARC 1019.35 FT, TH S 15 14 40 E 603.08 FT TO CURVE CONC W, R OF 1895 FT, TH SLY ALG ARC 324.59 FT TO CURVE CONC N, R OF 22918 FT, TH WLY ALG ARC 2257.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF RANGE LI RD, TH N 00 00 58 F W 2755.94 FT, TH N 00 30 03 E 157.01 FT TO SELY R/W LI OF FEC RR, TH N 44 46 01 E 5195.90 FT TO POB- LESS AS IN OR 5003-1295- (437.052 AC - 19,037,985 SF) (OR 4558-1957)

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	12,376,300	0	12,376,300	\$3,094.08
EE19	Erosion District E	0.1000	12,376,300	0	12,376,300	\$1,237.63
FF02	Law Enf,Jail,Judicial Sys	2.7294	12,376,300	0	12,376,300	\$33,779.87
GF01	Co General Revenue Fund	4.2222	12,376,300	0	12,376,300	\$52,255.21
CS64	Childrens Service Council	0.3650	12,376,300	0	12,376,300	\$4,517.35
FD21	St Lucie Co Fire District	3.0000	12,376,300	0	12,376,300	\$37,128.90
FI40	FL Inland Navigation Dist	0.0288	12,376,300	0	12,376,300	\$356.44
PS25	City of Port St Lucie	4.6807	12,376,300	0	12,376,300	\$57,929.75
PS26	City of PSL Voted Debt	0.3743	12,376,300	0	12,376,300	\$4,632.45
SD09	School Discretionary	0.7480	12,376,300	0	12,376,300	\$9,257.47
SN39	School Capital Improvemnt	1.5000	12,376,300	0	12,376,300	\$18,564.45
SR08	School Req Local Effort	3.0000	12,376,300	0	12,376,300	\$37,128.90
SR09	School Voter Referendum	1.0000	12,376,300	0	12,376,300	\$12,376.30
	S FL Wtr Mgmt District	0.2301	12,376,300	0	12,376,300	\$2,847.79
Total:			22.2285			\$275,106.59

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL Stormwater Verano	Yes	0.000	\$0.00
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$0.00

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
2024	3331-131-0001-000/6	PSL Land Investments LLC	0 TBD Port Saint Lucie	Paid In Full	View

Search results as of less than a minute ago



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 #	P21-264
Proposed Plat Name:	Verano South POD H Plat 1
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	3331-131-0001-000-6	437.05	Y	N/A
2	3329-331-0001-000-3	660.04	Y	N/A
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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 Plat
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

Property Identification

Site Address: TBD
 Sec/Town/Range: 28/36S/39E
 Parcel ID: 3331-131-0001-000-6
 Jurisdiction: Port Saint Lucie

Use Type: 9900
 Account #: 191632
 Map ID: 33/28S
 Zoning:

Ownership

PSL Land Investments LLC
 105 NE 1st ST
 Delray Beach, FL 33444

Legal Description

31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD CANAL NO. C-24 AND SELY R/W LI OF FEC RR, TH S 44 46 01 W ALG SELY R/W LI OF FEC RR 5069.40 FT, TH S 04 13 20 E 258 FT TO NE COR OF SEC 31, TH S 89 40 25 W 312.01 FT TO SELY R/W LI OF FEC RR, TH S 44 46 01 W 2206.67 FT TO POB AND CURVE CONC W, R OF 2038 FT, TH SELY ALG ARC 1462.50 FT, TH S 01 58 48 E 2828.10 FT TO CURVE CONC W, R OF 1998 FT, TH SLY ALG ARC 435.44 FT TO CURVE CONC E, R OF 2268 FT, TH SLY ALG ARC 1019.35 FT, TH S 15 14 40 E 603.08 FT TO CURVE CONC W, R OF 1895 FT, TH SLY ALG ARC 324.59 FT TO CURVE CONC N, R OF 22918 FT, TH WLY ALG ARC 2257.35 FT, TH N 89 58 45 W 2278.50 FT TO SELY R/W LI OF RANGE LI RD, TH N 00 00 58 W 2755.94 FT, TH N 00 30 03 E 157.01 FT TO SELY R/W LI OF FEC RR, TH N 44 46 01 E 5195.90 FT TO POB- LESS AS IN OR 5003-1295- (437,052 AC - 19,037,985 SF) (OR 4558-1957)



Current Values

Just/Market Value: \$11,300,000
 Assessed Value: \$11,300,000
 Exemptions: \$0
 Taxable Value: \$11,300,000

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 437.05
 Land Size (SF): 19,037,985

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

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

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 15, 2021	4558 / 1957	0111	SPWD	Verano Development LLC	\$100

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values


Current Values Breakdown

Building: \$0
 Land: \$11,300,000
 Just/Market: \$11,300,000
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$11,300,000
 Exemption(s): \$0
 Taxable: \$11,300,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0068	0	PSL Stormwater in Verano	\$0.00
Start Year	AssessCode	Units	Description	Amount
2018	0083	0	Verano Center CDD	\$0.00

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	\$11,300,000	\$11,300,000	\$0	\$11,300,000
2022	\$16,251,913	\$6,266,338	\$0	\$6,266,338
2021	\$9,208,581	\$3,301,638	\$0	\$3,301,638

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.
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Property Identification

Site Address: RANGE LINE RD
 Sec/Town/Range: 28/36S/39E
 Parcel ID: 3329-331-0001-000-3
 Jurisdiction: Port Saint Lucie

Use Type: 9900
 Account #: 195983
 Map ID: 33/28S
 Zoning:

Ownership

Astor Creek Development LLC
 105 NE 1st ST
 Delray Beach, FL 33444

Legal Description

29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SFWMD C-24 CANAL AND SELY R/W LI OF FEC RR, TH S 44.46 01 W 3776.32 FT TO POB; TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT, TH S 03 36 07 E 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, TH SLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, TH SLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT, TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT, TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT, TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT, TH NLY ALG ARC 983.39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 FT, TH NWLY ALG ARC 1522.89 FT TO SELY R/W OF FEC RR, TH N 44 46 01 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12 AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)



Current Values

Just/Market Value:	\$17,229,000
Assessed Value:	\$17,229,000
Exemptions:	\$0
Taxable Value:	\$17,229,000

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	660.04
Land Size (SF):	28,751,429

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

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

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 24, 2022	4910 / 0619	0111	C-Deed	Astor Creek Development LLC	\$100
Jun 2, 2022	4838 / 2206	0330	SPWD	Verano Development LLC	\$100

Special Features and Yard Items

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

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$17,229,000
Just/Market:	\$17,229,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$17,229,000
Exemption(s):	\$0
Taxable:	\$17,229,000

Current Year Exemption Value Breakdown

Start Year 2018	AssessCode 0083	Units 0	Description Verano Center CDD	Amount \$0.00
Start Year 2018	AssessCode 0068	Units 831.73	Description PSL Stormwater in Verano	Amount \$148,047.94

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 [\[Link\]](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$17,229,000	\$17,229,000	\$0	\$17,229,000
2022	\$25,975,481	\$3,693,363	\$0	\$3,693,363

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 [\[Link\]](#)

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 3329-331-0001-000/3

Roll	Status	Due	View
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year:	2023
Tax Year:	2023
Account Number:	3329-331-0001-000/3 « Prev Next »
Millage Code:	0041 -
Certified	Astor Creek Development LLC
Roll Owner(s):	105 NE 1st ST Delray Beach, FL 33444-3807 « Prev Next »
Situs Address:	0 Range Line RD, Port Saint Lucie
Links:	Property Appraiser, Public Site
Flags:	Corrected

Market Value:	17,229,000
Class Value:	0
Just Value:	17,229,000
School Assessed Value:	17,229,000
Assessed Value:	17,229,000
Ad Valorem:	\$389,401.25
Non-ad Valorem:	\$148,047.94
Total Tax:	\$537,449.19

Location Details

Book-Page-Item:	4910-0619-
Property Class:	99
Range:	39E
Township:	36S
Section:	28
Neighborhood:	TR20
Value Code:	00
Use Code:	9900
Total Acres:	738.41
Legal Description:	29/31/32 36 39 AND 5/6 37 39 THAT PART OF SECS MPDAR: FROM INT OF SWLY R/W LI OF FEC RR, TH S 44 46 01 W 3776.32 FT TO POB, TH S 40 22 55 E 2499.07 FT, TH S 46 45 48 E 1035.02 FT, TH S 84 25 35 E 446.22 FT, TH S 03 36 07 E 837.27 FT TO CURVE CONC SW, R OF 927.20 FT, TH SELY ALG ARC 903.28 FT, TH S 13 08 55 E 233.14 FT TO CURVE CONC NW, R OF 290.66 FT, THSLY ALG ARC 269.76 FT TO CURVE CONC SW, R OF 342.74 FT, THSLY ALG ARC 123.82 FT, TH S 84 07 03 E 144.05 FT TO CURVE CONC SW, R OF 3054.65 FT, TH SELY ALG ARC 1100.35 FT, TH S 71 11 28 E 539.85 FT, TH S 18 48 32 W 120 FT, TH 71 11 28 W 539.28 FT TO CURVE CONC SW, R OF 2930 FT, TH NWLY ALG ARC 1056.64 FT TO CURVE CONC SE, R OF 1885.95 FT, TH WLY ALG ARC 145.10 FT, TH S 84 38 39 W 348.46 FT, TH S 84 38 39 W 384.85 FT TO CURVE CONC SE, R OF 1381 FT, TH SWLY ALG ARC 2001.15 FT, TH S 01 37 10 W 429.02 FT TO CURVE CONC NE, R OF 1500 FT, TH SLY ALG ARC 461.09 FT, TH S 15 59 34 E 1409.94 FT TO CURVE CONC NW, R OF 22918 FT, TH WLY ALG ARC 3788.39 FT TO CURVE CONC SW, R OF 1975 FT, TH NLY ALG ARC 337.89 FT, TH N 15 14 40 W 603.08 FT TO CURVE CONC NE, R OF 2188 FT, TH NLY ALG ARC 983.39 FT TO CURVE CONC NW, R OF 2078 FT, TH NLY ALG ARC 452.83 FT, TH N 01 58 48 W 2828.10 FT TO CURVE CONC SW, R OF 2118 FT, TH NWLY ALG ARC 1522.89 FT TO SELY R/W OF FEC RR, TH N 44 46 01 E ALG SELY R/W LI 2126.62 FT, TH N 89 40 25 E 312.01 FT TO NE COR OF SEC 31, TH N 04 13 20 W 258.80 FT, TH N44 46 01 E 1292.56 FT TO POB- LESS VERANO SOUTH POD G PLAT 3 (PB 101-25) AND LESS VERANO SOUTH POD G PLAT 5 (PB 101-34) AND LESS VERANO SOUTH POD G PLAT 6 (PB 104-12 AND LESS VERANO SOUTH POD G PLAT 4 (PB 113-11)- (660.042 AC - 28,751,429 SF) (OR 4838-2206)
Last Updated:	03/11/2024 07:59AM
Last Updated By:	Wendy Browning

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	17,229,000	0	17,229,000	\$0.00
CT06	Co Public Transit MSTU	0.2500	17,229,000	0	17,229,000	\$4,307.25
EE19	Erosion District E	0.1000	17,229,000	0	17,229,000	\$1,722.90
FF02	Law Enf./Judicial Sys	2.7294	17,229,000	0	17,229,000	\$47,024.83
GF01	Co General Revenue Fund	4.2722	17,229,000	0	17,229,000	\$73,605.73
CS64	Childrens Service Council	0.3790	17,229,000	0	17,229,000	\$6,529.79
FD21	St Lucie Co Fire District	3.0000	17,229,000	0	17,229,000	\$51,687.00
FI40	FL Inland Navigation Dist	0.0288	17,229,000	0	17,229,000	\$496.20
PS25	City of Port St Lucie	4.7057	17,229,000	0	17,229,000	\$81,074.51
PS26	City of PSL Voted Debt	0.4943	17,229,000	0	17,229,000	\$8,516.29
SD09	School Discretionary	0.7480	17,229,000	0	17,229,000	\$12,887.29
SN39	School Capital Improvemnt	1.5000	17,229,000	0	17,229,000	\$25,843.50
SR08	School Req Local Effort	3.1640	17,229,000	0	17,229,000	\$54,512.56
SR09	School Voter Referendum	1.0000	17,229,000	0	17,229,000	\$17,229.00
	S FL Wtr Mgmt District	0.2301	17,229,000	0	17,229,000	\$3,964.40
Total:		22.6015				\$389,401.25

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
P568	PSL Stormwater Verano	Yes	831.730	\$148,047.94
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$148,047.94

Notes (4)

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

<input type="text" value="2023"/>	<input type="text" value="3329-331-0001-000/3"/>	<input type="text"/>	<input type="text"/>	-- Any --	Search
Tax Yr	Account Number	Certified Roll Owner Name	Situs Address	Account Status	Clear
2023	3329-331-0001-000/3	Astor Creek Development LLC	0 Range Line RD Port Saint Lucie	Paid In Full	View

Search results as of 2 minutes ago 1 of 1 First « Prev :: Next » Last

Account History 3331-131-0001-000/6

Roll	Status	Due	
2023	Acct: Paid-in-full		View
2022	Acct: Paid-in-full		View
2021	Acct: Paid-in-full		View
Total Due:		\$0.00	

[View a different due date](#)

Account Information

Roll Year: 2023
Tax Year: 2023
Account Number: 3331-131-0001-000/6
 « Prev Next »
Millage Code: 0041 -
Certified: PSL Land Investments LLC
Roll Owner(s): 105 NE 1st ST
 Delray Beach, FL 33444-3807
 « Prev Next »
Situs Address: 0 TBD,
 Port Saint Lucie
Links: Property Appraiser, Public Site
Flags: Corrected

Market Value: 11,300,000
Class Value: 0
Just Value: 11,300,000
School Assessed Value: 11,300,000
Assessed Value: 11,300,000
Ad Valorem: \$255,396.95
Non-ad Valorem: \$0.00
Total Tax: \$255,396.95

Location Details

Book-Page-Item: 4558-1957-
Property Class: 99
Range: 39E
Township: 36S
Section: 28
Neighborhood: TR20
Value Code: 00
Use Code: 9900
Total Acres: 437.05
Legal Description: 31 36 39 AND 6 37 39 THAT PART OF SECS MPDAF: FROM INT OF SWLY R/W LI OF SPWMD CANAL NO. C-24 AND SELY R/W LI OF FEC RR, TH S 44 46 01 W ALG SELY R/W LI OF FEC RR 5069.40 FT, TH S 04 13 20 E 258 FT TO NE COR OF SEC 31, TH S 89 40 25 W 312 01 FT TO SELY R/W LI O FEC RR, TH S 44 46 01 W 2206.67 FT TO POB AND CURVE CONC W, R OF 2038 FT, TH SELY ALG ARC 1462.50 FT, TH S 01 58 48 E 2828.10 FT TO CURVE CONC W, R OF 1998 FT, TH SLY ALG ARC 435.44 FT TO CURVE CONC E, R OF 2268 FT, TH SLY ALG ARC 1019.35 FT, TH S 15 14 40 E 603.08 FT TO CURVE CONC W, R OF 1895 FT, TH SLY ALG ARC 324.59 FT TO CURVE CONC N, R OF 22918 FT, TH WLY ALG ARC 2257.35 FT, TH N 89 58 45 W 2278.50 FT TO ELY RD R/W LI OF RANGE LI RD, TH N 00 00 58 F W 2755.94 FT, TH N 00 30 03 E 157.01 FT TO SELY R/W LI OF FEC RR, TH N 44 46 01 E 5195.90 FT TO POB- LESS AS IN OR 5003-1295- (437.052 AC - 19,037,985 SF) (OR 4558-1957)
Last Updated: 03/11/2024 07:55AM
Last Updated By: Wendy Browning

Ad Valorem Details

Code	District	Millage	Assessed	Exempt	Taxable	Tax
CP05	County Parks MSTU	0.0000	11,300,000	0	11,300,000	\$0.00
CT06	Co Public Transit MSTU	0.2500	11,300,000	0	11,300,000	\$2,825.00
EE19	Erosion District E	0.1000	11,300,000	0	11,300,000	\$1,130.00
FF02	Law Enf,jail,Judicial Sys	2.7294	11,300,000	0	11,300,000	\$30,842.22
GF01	Co General Revenue Fund	4.2722	11,300,000	0	11,300,000	\$48,275.86
CS64	Childrens Service Council	0.3790	11,300,000	0	11,300,000	\$4,282.70
FD21	St Lucie Co Fire District	3.0000	11,300,000	0	11,300,000	\$33,900.00
FI40	FL Inland Navigation Dist	0.0288	11,300,000	0	11,300,000	\$325.44
PS25	City of Port St Lucie	4.7057	11,300,000	0	11,300,000	\$53,174.41
PS26	City of PSL Voted Debt	0.4943	11,300,000	0	11,300,000	\$5,585.59
SD09	School Discretionary	0.7480	11,300,000	0	11,300,000	\$8,452.40
SN39	School Capital Improvemnt	1.5000	11,300,000	0	11,300,000	\$16,950.00
SR08	School Req Local Effort	3.1640	11,300,000	0	11,300,000	\$35,753.20
SR09	School Voter Referendum	1.0000	11,300,000	0	11,300,000	\$11,300.00
	S FL Wtr Mgmt District	0.2301	11,300,000	0	11,300,000	\$2,600.13
Total:			22.6015			\$255,396.95

Non-ad Valorem Details

Code	District	Receives Discount	Units	Tax
PS68	PSL	Yes	0.000	\$0.00
	Stormwater			
	Verano			
VCCD	Verano #5	Yes	0.000	\$0.00
Total:				\$0.00

Notes (4)

Search

Account Search

1 of 1 First « Prev :: Next » Last

2023 3331-131-0001-000/6 -- Any -- Search
 Tax Yr Account Number Certified Roll Owner Name Situs Address Account Status Clear

2023 3331-131-0001-000/6 PSL Land Investments LLC 0 TBD Port Saint Lucie Paid In Full View

Search results as of less than a minute ago

1 of 1 First « Prev :: Next » Last