

## Property Identification

Site Address: 585 NW MERCANTILE PL C-8  
Sec/Town/Range: 23/36S/39E  
Parcel ID: 3323-680-0017-080-7  
Jurisdiction: Port Saint Lucie

Use Type: 4804  
Account #: 170952  
Map ID: 33/23N  
Zoning: Warehouse

## Ownership

NUCABO GROUP LLC  
1115 Citation CIR  
Hendersonville, NC 28739-5528

## Legal Description



ST LUCIE WEST PLAT #166 ST LUCIE WEST INDUSTRIAL PARK  
PHASE II (PB 43-3) UNIT C-8 WEST PARK INDUSTRIAL CENTER (OR  
2607-600) BEING THAT PART OF LOT 10 MPDAF: FROM INT OF NE  
COR OF LOT 10 AND W R/W LI OF NW MERCANTILE PL RUN N 48  
13 55 W 20.08 FT, TH S 83 31 31 W 85.75 FT, TH S 06 48 14 E 252.49 FT  
TO POB; TH S 06 48 14 E 30 FT, TH S 83 11 46 W 50 FT, TH N 06 48 14 W  
30 FT, TH N 83 11 46 E 50 FT TO POB

## Current Values

Just/Market Value: \$277,500  
Assessed Value: \$166,980  
Exemptions: \$0  
Taxable Value: \$166,980

### 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):  
Gross Sketched Area (SF):  
Land Size (acres):  
Land Size (SF):

## 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
Feb 21, 2020	4387 / 0719	0111	WD	Lafaurie Valarie	\$0
Feb 18, 2020	4387 / 0722	0002	WD	Lafaurie Valarie	\$159,900
Jan 2, 2019	4218 / 1591	0111	QC	Groovy Toys LLC	\$100
Apr 24, 2014	3627 / 2222	0205	SPWD	KAS Partners LLC	\$140,000
Nov 3, 2011	3339 / 0418	0338	WD	WP Industrial II LLC	\$225,000
Jun 28, 2007	2845 / 1469	XX02	SPWD	SL Holding LLC	\$1,484,500
Apr 5, 2004	1942 / 1290	XX02	SPWD	St Lucie West Development Corp,	\$793,800

## Building Information (1 of 1)

Finished Area: 1,500 SF

Gross Sketched Area: 1,500 SF

### Exterior Data

View:  
Building Type: Y011  
Grade: Y\_D  
Story Height:

Roof Cover:  
Year Built: 2006  
Effective Year: 2006  
No. Units: 0

Roof Structure:  
Frame:  
Primary Wall: CB Stucco  
Secondary Wall:

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
BAS	BASE AREA	1500	1500	170


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				
		Tax Year	Grant Year	Code	Description	Amount
Building and SFYI:	\$277,500					
Land:	\$0					
Just/Market:	\$277,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$110,520					
Assessed:	\$166,980					
Exemption(s):	\$0					
Taxable:	\$166,980					

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2008	0063	2.03	PSL Stormwater in SLW	\$371.49
2009	0070	0.55	St. Lucie West Maintenance Assessment	\$96.80
2009	0071	0.55	St Lucie West Benefit Assessment	\$114.86

This does not necessarily represent the total Special Assesments 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
2024	\$277,500	\$166,980	\$0	\$166,980
2023	\$277,500	\$151,800	\$0	\$151,800
2022	\$138,000	\$138,000	\$0	\$138,000

Permits

Number	Issue Date	Description	Amount	Fee
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P18-39535	Apr 26, 2019	Interior Office Buildout	\$2,400	\$1,590
P23-09099	Feb 28, 2023	Air Conditioning Only	\$5,790	\$154

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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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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MERCANTILE PL C-8	080-7		23/36S/39E
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Exemptions:	\$0	Taxable:	\$166,980
		Year	2024
			2023
			2022

Historical Values 3-year

Just/Market	Assessed	Exemptions	Taxable
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\$277,500	\$151,800	\$0	\$151,800
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01-02-2019	4218 / 1591	0111	QC	Groovy Toys LLC	\$100

Primary Building Information

Finished Area of this building: 1,500 SF  
Gross Sketched Area: 1,500 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type: Y011
Year Built: 2006	Frame:	Grade: Y_D	Effective Year: 2006
Primary Wall: CB Stucco	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	
Gross Sketched Area (SF):	
Land Size (acres):	
Land Size (SF):	
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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