

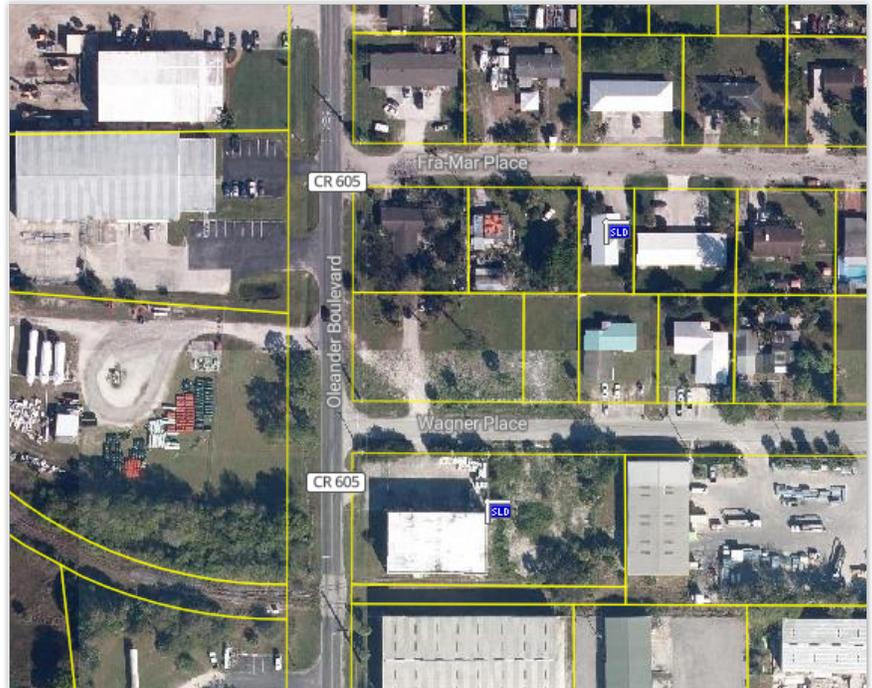


Broward, Palm Beaches & St. Lucie REALTOR® - IMAPP

St. Lucie County Tax Report - 0, FORT PIERCE, FL 34945
Report Prepared By David Joseph

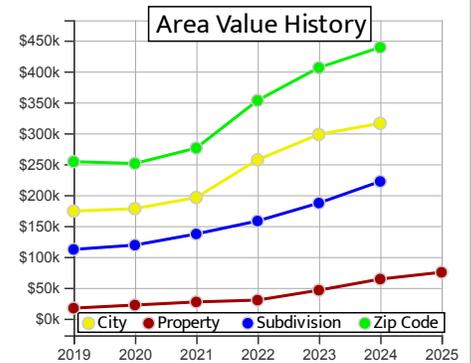
PROPERTY INFORMATION

PID # 2427-702-0003-000-3
Property Type: Residential
Property Address:
 0
 FORT PIERCE, FL 34945
Current Owner:
 OLEANDER LLC
Tax Mailing Address:
 3490 OLEANDER AVE
 FORT PIERCE, FL 34982-6571
Property Use:
 0000 / VACANT RESIDENTIAL
Land Use:
 VAC RESIDENTIAL (0000)**Zoning:** RM-11 - Co
Lot Size: 0.55 acres / 23,958 sf
Waterfront: No
Subdivision: WAGNER SUBDIVISION
Census Tract/Block: 381402 / 2053
Twn: 35 **Rng:** 40 **Sec:** 07
Block: 1 **Lot:** 3
Coordinates: 27.3985(lat) -80.3335(lon)
Legal Description:
 WAGNER S/D BLK 1 LOTS 3, 4 AND 42



VALUE INFORMATION

	2021	2022	2023	2024	2025
Improved Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$27,100	\$30,900	\$46,400	\$64,600	\$75,700
Just Market Value:	\$27,100	\$30,900	\$46,400	\$64,600	\$75,700
Percent Change:	- n/a -	14.02%	50.16%	39.22%	17.18%
Total Assessed Value:	\$17,036	\$18,739	\$46,400	\$51,040	\$56,144
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$17,036	\$18,739	\$46,400	\$51,040	\$56,144
Total Tax Amount:	\$414.29	\$444.47	\$897.85	\$1,060.72	\$1,198.17



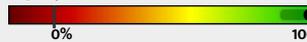
Taxing District(s): 0002 ,



Estimated Current Value:

\$74,312*

Equity Estimate: \$74,312



*Estimate of potential property value and equity amounts are based on proprietary computational models.



SALES INFORMATION

Deed Type:	ASSIGNMENT OF LEASE (LEASEHOLD SALE)	Price:	\$1,068,000	Qualifiers:	U,M ¹
Sale Date:	09/27/2022	Recorded Date:	10/03/2022	Document #	Bk 4895/Pg 971
Grantor:	OLEANDAR LLC	Grantee:	PARADISE BANK		
Deed Type:	WARRANTY DEED	Price:	\$900,000	Qualifiers:	U,M ¹
Sale Date:	03/31/2022	Recorded Date:	04/05/2022	Document #	Bk 4803/Pg 331
Grantor:	STEEVES LARRY W	Grantee:	OLEANDER LLC		
Deed Type:	WARRANTY DEED	Price:	\$350,000	Qualifiers:	Q ²
Sale Date:	02/21/2003	Recorded Date:	02/24/2003	Document #	Bk 1663/Pg 2168
Grantor:	NELSON,CHARLES G	Grantee:	Not Available		
Deed Type:	CONVERTED DATA	Price:	\$210,000	Qualifiers:	Q ²
Sale Date:	11/01/1979	Recorded Date:	11/01/1979	Document #	Bk 322/Pg 1643
Grantor:	Not Available	Grantee:	Not Available		
Deed Type:	CONVERTED DATA	Price:	\$0	Qualifiers:	Q ²
Sale Date:	12/01/1977	Recorded Date:	12/01/1977	Document #	Bk 279/Pg 1925
Grantor:	Not Available	Grantee:	Not Available		

There are 4 more sales in our records. [Click here to show all sales.](#)

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ UNQUALIFIED - MULTIPARCEL SALE , ² QUALIFIED-2 + IDS DO NOT USE

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Covered Parking: No **Type:** **Area:** 0 sf **Pool:** No **Pool Size:** 0 sf

CITY INTERACTIONS

Code Violations

Category	Code	Description	Grade Case #	Date	Owner
FIELD OBSERVATION FENCE POLES ERECTED ON 2 VACANT PARCELS ON OLEANDER AND WAGNER.	8.00.03: PARTICULAR PERMITTED ACC STRUCT AND USES	ACCESSORY AND TEMPORARY STRUCTURES AND USES	CODE-2304-110299	04/04/2023	OLEANDER LLC

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Dan Mccarty Middle School ✔ Small Class Sizes ✘ Below Average Standardized Testing Scores	06-08	747	C (2023/2024)	FL DOE	2.4 miles
Weatherbee Elementary School ✔ Above Average Teachers ✔ Small Class Sizes	PK-05	672	C (2023/2024)	FL DOE	1.5 miles
Forest Grove Middle School ✔ Small Class Sizes ✘ Below Average Standardized Testing Scores	06-08	871	C (2023/2024)	FL DOE	1.2 miles
Fort Pierce Central High School	08-12	3,091	B (2023/2024)	FL DOE	1.2 miles

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120285	12111C0189K	02/19/2020

Source: FEMA National Flood Hazard Layer (NFHL), updated 10/15/2024