



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1144073425

Ownership:

NORTH PORT CITY OF
4970 CITY HALL BLVD, NORTH PORT, FL, 34286-4100

Situs Address:

MANILA AVE NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1540 - PORT CHARLOTTE SUB 12

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 32-39S-22E

Census: 121150027461

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 25 BLK 734 12TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ⁱ
2024	\$13,300	\$0	\$0	\$13,300	\$6,822	\$6,822	\$0	\$6,478
2023	\$13,500	\$0	\$0	\$13,500	\$6,202	\$6,202	\$0	\$7,298
2022	\$13,000	\$0	\$0	\$13,000	\$5,638	\$5,638	\$0	\$7,362
2021	\$5,900	\$0	\$0	\$5,900	\$5,125	\$5,125	\$0	\$775
2020	\$5,400	\$0	\$0	\$5,400	\$4,659	\$4,659	\$0	\$741
2019	\$4,700	\$0	\$0	\$4,700	\$4,235	\$4,235	\$0	\$465
2018	\$4,400	\$0	\$0	\$4,400	\$3,850	\$3,850	\$0	\$550
2017	\$3,500	\$0	\$0	\$3,500	\$3,500	\$3,500	\$0	\$0
2016	\$3,700	\$0	\$0	\$3,700	\$3,520	\$3,520	\$0	\$180
2015	\$3,200	\$0	\$0	\$3,200	\$3,200	\$3,200	\$0	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: No

Grant Year ⁱ	Value
2000	\$7,504.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
7/14/1992	\$1,300	2415/2639	11	ESTES LORREN C	TD
7/1/1978	\$2,700	1259/211	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 5/28/2025

FEMA Flood Zone Information provided by Sarasota County Government



Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA</u>
0392F	OUT	OUT	X	120279		OUT

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 5/26/2025

For general questions regarding the flood map, call (941) 861-5000.