



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

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> 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

<u>Grant Year</u> ⁱ	<u>Value</u>
2000	\$7,504.00

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
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.