



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1151218712**

**Ownership:**

ATWOOD TROY RICHARD  
 5753 HIGHWAY 85 N PMB 7999, CRESTVIEW, FL, 32536-9365

**Situs Address:**

DEVONIA CIR NORTH PORT, FL, 34288

**Land Area:** 295,718 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1778 - PORT CHARLOTTE SUB 46

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 36-39S-22E

**Census:** 121150027462

**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY

**Total Living Units:** 0

**Parcel Description:** BEG AT MOST NLY COR OF TRACT B TH S-45-13-57-E 262.71 FT TH S-0-06-16-W 96.24 FT TH SWLY ALG CURVE TO RIGHT 58.85 FT TH N-45-13-57-W 147.89 FT TH WLY ALG CURVE TO LEFT 157.08 FT TH S-44-46-03-W 165 FT TH N-45-13-57-W 65 FT TH N-44-46-03-E 375.84 FT TO POB, BEING PART OT TRACT B, TOGETHER WITH TRACT Y, 46TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 2020040734 & 2020048124

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

\* Indicates the parcel was the subject of a split or combine for tax year.

| Year   | Land     | Building | Extra Feature | Just     | Assessed | Exemptions | Taxable  | Cap <sup>i</sup> |
|--------|----------|----------|---------------|----------|----------|------------|----------|------------------|
| 2024   | \$37,000 | \$0      | \$0           | \$37,000 | \$22,770 | \$0        | \$22,770 | \$14,230         |
| 2023   | \$20,700 | \$0      | \$0           | \$20,700 | \$20,700 | \$0        | \$20,700 | \$0              |
| 2022   | \$20,300 | \$0      | \$0           | \$20,300 | \$20,300 | \$0        | \$20,300 | \$0              |
| * 2021 | \$19,600 | \$0      | \$0           | \$19,600 | \$19,600 | \$0        | \$19,600 | \$0              |
| 2020   | \$9,200  | \$0      | \$0           | \$9,200  | \$9,200  | \$0        | \$9,200  | \$0              |
| 2019   | \$9,100  | \$0      | \$0           | \$9,100  | \$9,100  | \$0        | \$9,100  | \$0              |
| 2018   | \$8,300  | \$0      | \$0           | \$8,300  | \$8,300  | \$0        | \$8,300  | \$0              |
| 2017   | \$7,800  | \$0      | \$0           | \$7,800  | \$7,800  | \$0        | \$7,800  | \$0              |
| 2016   | \$7,900  | \$0      | \$0           | \$7,900  | \$7,900  | \$0        | \$7,900  | \$0              |
| 2015   | \$15,900 | \$0      | \$0           | \$15,900 | \$13,860 | \$0        | \$13,860 | \$2,040          |

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

There are no exemptions associated with this parcel.

**Sales & Transfers**


| Transfer Date | Recorded Consideration | Instrument Number | Qualification Code | Grantor/Seller                 | Instrument Type |
|---------------|------------------------|-------------------|--------------------|--------------------------------|-----------------|
| 3/23/2020     | \$10,000               | 2020040734        | 03                 | ZAMAN MOHAMMAD                 | WD              |
| 4/21/2017     | \$6,800                | 2017049264        | 12                 | BANK OF THE OZARKS             | WD              |
| 12/23/2015    | \$0                    | 2016001440        | 11                 | COMMUNITY BANK & COMPANY       | OT              |
| 3/25/2013     | \$20,100               | 2013040510        | 12                 | TROPICAL LANDS HOLDING INC     | CT              |
| 12/29/1997    | \$668,000              | 3053/1190         | X2                 | ATLANTIC GULF COMMUNITIES CORP | WD              |

**Associated Tangible Accounts**



There are no associated tangible accounts for this parcel

## 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> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|---------------|
| 0412F             | OUT             | OUT             | X                    | 120279           |                                  | OUT           |
| 0416F             | OUT             | OUT             | X                    | 120279           |                                  | OUT           |

\* If your property is in a SFHA or CFHA, use the [Flood Zone Map](#) to determine if the building footprint is within the flood area.

\*\* 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 6/25/2024

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

