



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1141260522

Ownership:

QIN QIAO
 LI RI GARDEN BLDG 15 HOUSE #1 KUN DISTRICT, 014010
 BAOTOU, , , CHINA
Situs Address:
 0 IRDELL TER NORTH PORT, FL, 34288

Land Area: 145,054 Sq.Ft.
Municipality: City of North Port
Subdivision: 1799 - PORT CHARLOTTE SUB 51
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 31-39S-22E
Census: 121150027471
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: TRACT R 51ST ADD TO PORT CHARLOTTE CONTAINING 3.33 AC M/L

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
2023	\$84,900	\$0	\$0	\$84,900	\$41,157	\$0	\$41,157	\$43,743
2022	\$81,400	\$0	\$0	\$81,400	\$37,415	\$0	\$37,415	\$43,985
2021	\$42,400	\$0	\$0	\$42,400	\$34,014	\$0	\$34,014	\$8,386
2020	\$48,800	\$0	\$0	\$48,800	\$30,922	\$0	\$30,922	\$17,878
2019	\$45,300	\$0	\$0	\$45,300	\$28,111	\$0	\$28,111	\$17,189
2018	\$43,300	\$0	\$0	\$43,300	\$25,555	\$0	\$25,555	\$17,745
2017	\$25,400	\$0	\$0	\$25,400	\$23,232	\$0	\$23,232	\$2,168
2016	\$26,900	\$0	\$0	\$26,900	\$21,120	\$0	\$21,120	\$5,780
2015	\$19,200	\$0	\$0	\$19,200	\$19,200	\$0	\$19,200	\$0
2014	\$17,300	\$0	\$0	\$17,300	\$17,300	\$0	\$17,300	\$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

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/23/2014	\$19,000	2014015748	11	PATRIOT HOMES LLC	QC
7/23/2013	\$100	2013170926	11	CB INTERNATIONAL INVESTMENTS LLC	QC
1/15/2013	\$4,200	2013006713	11	CHARLOTTE SARASOTA HOLDINGS LLP	TD
7/12/2001	\$100	2007013211	X2	CHARLOTTE SARASOTA HOLDINGS,LLC	OT

Associated Tangible Accounts


There are no associated tangible accounts for this parcel

Property record information last updated on: 5/8/2024



Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Flood Zone Map](#).

 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	IN	AE	120279		OUT
0392F	OUT	OUT	X500	120279		OUT
0392F	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 5/6/2024

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



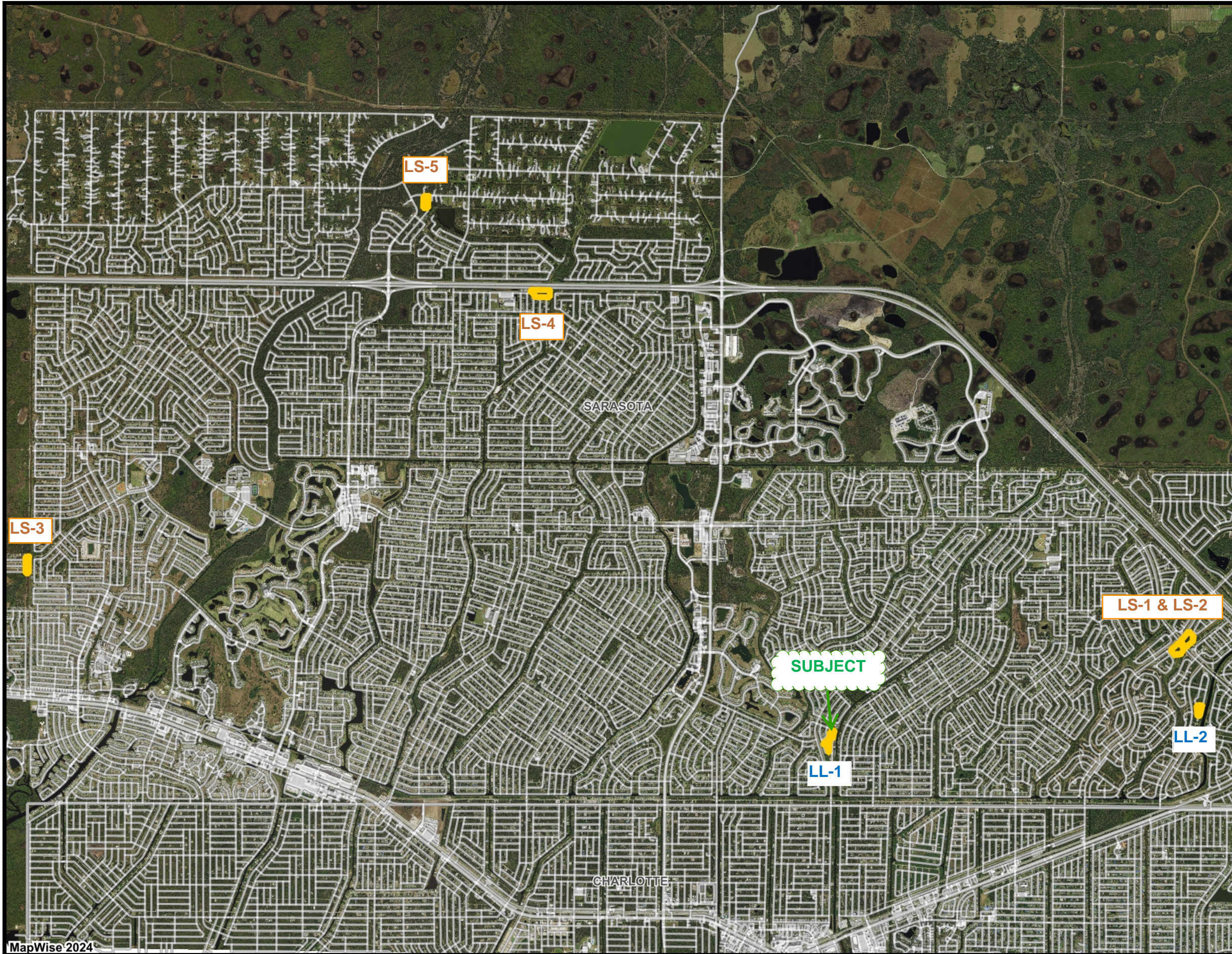
Residential Land Sales/Listings (Less than 7 acres)

Comparable Listings & Sales - Medium to Large Residential Land					
#	Address & Comments	SC PID #	Site Size (sf)	List/Sale Price Date	Unit Price
<i>SUBJ</i>	<i>Proposed/DRAFT agreement amount</i>	<i>1141260522</i>	<i>145,054</i>	<i>\$115,000</i>	<i>\$0.79</i>
LISTINGS					
LL-1	(SUBJECT) 0 Irdell Ter North Port	1141260522	145,054	\$196,000	\$1.35
LL-2	GRENARD CIR NORTH PORT, FL, 34288	1149211816	94,525	\$141,000	\$1.49
SALES					
LS-1	N YORKSHIRE ST NORTH PORT, FL, 34288	1131209861	254,390	\$270,000 1/24/2024	\$1.06
LS-2	E PRICE BLVD NORTH PORT, FL, 34288	1132209636	213,444	\$295,000 1/30/2024	\$1.38
LS-3	LORANZA AVE NORTH PORT, FL, 34287 * <i>*Note: RSF-3 zoning</i>	0768160081	123,920	\$240,000 6/27/2023	\$1.94
LS-4	SHRIMP LN NORTH PORT, FL, 34286	0958066674	263,973	\$170,000 10/30/2023	\$0.64
LS-5	ULMAN AVE NORTH PORT, FL, 34286 * <i>*Note: AG zoning typically lower val. See backup.</i>	0942042802	131,116	\$200,000 11/14/2023	\$1.53

Median sale \$1.38

Median listing \$1.42

Average of sales and listings \$1.34

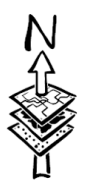


- Selected Custom Parcels
- Streets OSM Hybrid
- County Boundaries

Irdell Terrace Acquisition

Comparable Sales & Listings Map

May 2024



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North Port, FL

X

By Dominik Romanski with PROPERTY LEADERS RE INC



For sale

\$196,000

Est. \$1,241/mo

3.33 acre lot

Irdell Ter, North Port, FL 34288

[View on Map](#)

[Add a commute](#)

Land
Property type

207 days
Time on Realtor.com

Ask a question

Share this home

Open houses

Property details

Monthly payment

Connect with a lender

Veterans & military benefits
Sponsored by Veterans United

Property history

Contact agent

Schedule tour



< Back

North Port, FL

X

By Sage Address, ALC, CCIM with Sunmark Realty Inc.



For sale

\$141,000

Est. \$966/mo

2.17 acre lot

Grenard Cir, North Port, FL 34288

[View on Map](#)

[Add a commute](#)

Land
Property type

387 days
Time on Realtor.com

Ask a question

Share this home

Open houses

Property details

Monthly payment

Connect with a lender

Veterans & military benefits

Sponsored by Veterans United
NMLS #1907

Property history

Contact agent

Schedule tour



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1131209861

Ownership:

SPRINGER HERSHEY LLC
 LWR120623 LLC
 727 SHADOW BAY WAY, OSPREY, FL, 34229-8870

Situs Address:

N YORKSHIRE ST NORTH PORT, FL, 34288

Land Area: 254,390 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 26-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: TRACT CC LESS NELY 120 FT OF SELY 165 FT 45TH 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>i</i>
2023	\$111,600	\$0	\$0	\$111,600	\$70,543	\$0	\$70,543	\$41,057
2022	\$158,000	\$0	\$0	\$158,000	\$64,130	\$0	\$64,130	\$93,870
2021	\$58,300	\$0	\$0	\$58,300	\$58,300	\$0	\$58,300	\$0
2020	\$75,900	\$0	\$0	\$75,900	\$57,717	\$0	\$57,717	\$18,183
2019	\$52,500	\$0	\$0	\$52,500	\$52,470	\$0	\$52,470	\$30
2018	\$47,700	\$0	\$0	\$47,700	\$47,700	\$0	\$47,700	\$0
2017	\$47,700	\$0	\$0	\$47,700	\$46,970	\$0	\$46,970	\$730
2016	\$42,700	\$0	\$0	\$42,700	\$42,700	\$0	\$42,700	\$0
2015	\$48,100	\$0	\$0	\$48,100	\$48,100	\$0	\$48,100	\$0
2014	\$99,400	\$0	\$0	\$99,400	\$79,255	\$0	\$79,255	\$20,145

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Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/24/2024	\$270,000	2024009908	01	JOINT VENTURE TRUST AGREEMENT DATED 6/17/1997	WD
3/13/1997	\$417,900	2983/2238	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts


There are no associated tangible accounts for this parcel

Property record information last updated on: 5/9/2024

FEMA Flood Zone Information provided by Sarasota County Government



This property is in a SFHA or CFHA. Click to view the [Flood Zone Map](#).

 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	X500	120279		OUT
0412F	OUT	IN	AE	120279	20.5	OUT
0412F	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 5/6/2024

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1132209636

Ownership:

LWR120623 LLC
 SPRINGER HERSHEY LLC
 2436 GRASSY SPRING PL, LAS VEGAS, NV, 89135-1543

Situs Address:

E PRICE BLVD NORTH PORT, FL, 34288

Land Area: 213,444 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 26-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: TRACT LL LESS THAT PORTION INCLUDED WITHIN FOLLOWING DESC BEG AT MOST SLY COR OF TRACT MM TH N-53-24-35-W 159.38 FT TH N-34-35-25-E 152.96 FT TH S-53- 24-35-E 134 FT TH SWLY ALG CURVE TO LEFT 162.9 FT TO POB 45TH 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
2023	\$101,600	\$0	\$0	\$101,600	\$64,251	\$0	\$64,251	\$37,349
2022	\$143,800	\$0	\$0	\$143,800	\$58,410	\$0	\$58,410	\$85,390
2021	\$53,100	\$0	\$0	\$53,100	\$53,100	\$0	\$53,100	\$0
2020	\$67,300	\$0	\$0	\$67,300	\$51,097	\$0	\$51,097	\$16,203
2019	\$47,800	\$0	\$0	\$47,800	\$46,452	\$0	\$46,452	\$1,348
2018	\$43,400	\$0	\$0	\$43,400	\$42,229	\$0	\$42,229	\$1,171
2017	\$43,900	\$0	\$0	\$43,900	\$38,390	\$0	\$38,390	\$5,510
2016	\$34,900	\$0	\$0	\$34,900	\$34,900	\$0	\$34,900	\$0
2015	\$39,700	\$0	\$0	\$39,700	\$39,700	\$0	\$39,700	\$0
2014	\$84,000	\$0	\$0	\$84,000	\$66,913	\$0	\$66,913	\$17,087

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Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/30/2024	\$295,000	2024012056	01	JOINT VENTURE TRUST AGREEMENT DATED 6/17/1997	WD
3/13/1997	\$417,900	2983/2238	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts


There are no associated tangible accounts for this parcel

Property record information last updated on: 5/15/2024



Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Flood Zone Map](#).

 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	IN	AE	120279	20	OUT
0412F	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

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FEMA Flood Zone Data provided by Sarasota County Government as of 5/14/2024

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0768160081

Ownership:

SARASOTA COUNTY
 PO BOX 8, SARASOTA, FL, 34230-0008
Situs Address:
 LORANZA AVE NORTH PORT, FL, 34287

Land Area: 123,920 Sq.Ft.

Municipality: Sarasota County
Subdivision: 0000 - NOT PART OF A SUBDIVISION
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 24-39S-20E
Census: 121150027212
Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0

Parcel Description: THAT PART OF SEC 24-39-20 BEING BOUNDED ON E BY E LINE OF SAID SEC 24, BEING BOUNDED ON S BY S LINE OF SAID SEC 24, BEING BOUNDED ON W BY E LINE OF WARM MINERAL SPRINGS UNIT NO 63 & BEING BOUNDED ON N BY S LINE OF THOSE LANDS DESC IN ORI 2002034253

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
2023	\$94,700	\$0	\$0	\$94,700	\$42,117	\$21,901	\$20,216	\$52,583
2022	\$165,400	\$0	\$0	\$165,400	\$38,288	\$0	\$38,288	\$127,112
2021	\$108,200	\$0	\$0	\$108,200	\$34,807	\$0	\$34,807	\$73,393
2020	\$65,400	\$0	\$0	\$65,400	\$31,643	\$0	\$31,643	\$33,757
2019	\$66,000	\$0	\$0	\$66,000	\$28,766	\$0	\$28,766	\$37,234
2018	\$82,700	\$0	\$0	\$82,700	\$26,151	\$0	\$26,151	\$56,549
2017	\$174,800	\$0	\$0	\$174,800	\$23,774	\$0	\$23,774	\$151,026
2016	\$81,500	\$0	\$0	\$81,500	\$21,613	\$0	\$21,613	\$59,887
2015	\$94,900	\$0	\$0	\$94,900	\$19,648	\$0	\$19,648	\$75,252
2014	\$43,000	\$0	\$0	\$43,000	\$17,862	\$0	\$17,862	\$25,138

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Current Exemptions

Grant Year ⁱ	Value
2024	\$83,900.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/27/2023	\$240,000	2023105249	18	WARM MINERAL SPRINGS INC	QC

Associated Tangible Accounts


There are no associated tangible accounts for this parcel

Property record information last updated on: 5/6/2024



FEMA Flood Zone Information provided by Sarasota County Government

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<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>
0359G	OUT	OUT	X	125144		IN
0359G	OUT	IN	AE	125144	12.7	IN
0359G	OUT	IN	AE	125144	11.8	IN
0370G	OUT	IN	AE	125144	9	IN
0359G	OUT	OUT	X	125144		IN
0370G	OUT	OUT	X	125144		IN
0359G	OUT	OUT	X	125144		IN
0370G	OUT	OUT	X	125144		IN

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** For more information on flood and flood related issues specific to this property, call (941) 861-5000

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FEMA Flood Zone Data provided by Sarasota County Government as of 5/6/2024

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Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0958066674

Ownership:

FLORENCIO VICTOR

1800 N BAYSHORE DR # 405, MIAMI, FL, 33132

Situs Address:

SHRIMP LN NORTH PORT, FL, 34286

Land Area: 263,973 Sq.Ft.

Municipality: City of North Port

Subdivision: 1548 - PORT CHARLOTTE SUB 17

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 11-39S-21E

Census: 121150027402

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: TRACT H BLK 666 17TH 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
2023	\$189,500	\$0	\$0	\$189,500	\$124,960	\$0	\$124,960	\$64,540
2022	\$113,600	\$0	\$0	\$113,600	\$113,600	\$0	\$113,600	\$0
2021	\$40,700	\$0	\$0	\$40,700	\$40,700	\$0	\$40,700	\$0
2020	\$40,700	\$0	\$0	\$40,700	\$40,700	\$0	\$40,700	\$0
2019	\$37,800	\$0	\$0	\$37,800	\$37,800	\$0	\$37,800	\$0
2018	\$43,500	\$0	\$0	\$43,500	\$43,500	\$0	\$43,500	\$0
2017	\$41,400	\$0	\$0	\$41,400	\$41,400	\$0	\$41,400	\$0
2016	\$43,300	\$0	\$0	\$43,300	\$43,300	\$0	\$43,300	\$0
2015	\$67,500	\$0	\$0	\$67,500	\$67,500	\$0	\$67,500	\$0
2014	\$69,100	\$0	\$0	\$69,100	\$47,960	\$0	\$47,960	\$21,140

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Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
10/30/2023	\$170,000	2023164946	01	CABRERA JORGE	WD
12/20/2021	\$150,000	2021228523	01	HERNANDEZ MIGUEL	WD
12/4/2014	\$35,000	2015011392	19	HG RECOVERY FUND I LLC	ID
11/13/2014	\$100	2014136564	11	TSIOGAS JIM	CT
7/14/2005	\$100	2005155758	11	GARDEN DREAMS LLC,	QC
11/3/2003	\$100	2003229044	X2	S C HOMES INC,	QC
7/27/2000	\$80,000	2000098256	X2	ATLANTIC GULF COMMUNITIES CORP,	WD


Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Public record information last updated on: 5/15/2024

FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Flood Zone Map](#).

 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>
0381F	OUT	IN	AE	120279		OUT
0381F	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.

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FEMA Flood Zone Data provided by Sarasota County Government as of 5/14/2024

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0942042802

Ownership:

LEONTIEV ANDREI
LEONTIEVA IRINA
5861 GIMLET AVE, NORTH PORT, FL, 34291
Situs Address:
ULMAN AVE NORTH PORT, FL, 34286

Land Area: 131,116 Sq.Ft.

Municipality: City of North Port

Subdivision: 1777 - NORTH PORT CHARLOTTE ESTATES 2ND ADD

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 03-39S-21E

Census: 121150027442

Zoning: AG - AGRICULTURAL DISTRICT

Total Living Units: 0

Parcel Description: LOT 2 BLK 28 NORTH PORT CHARLOTTE ESTATES 2ND ADD

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
2023	\$114,600	\$0	\$0	\$114,600	\$114,600	\$0	\$114,600	\$0
2022	\$163,000	\$0	\$0	\$163,000	\$163,000	\$0	\$163,000	\$0
2021	\$71,900	\$0	\$0	\$71,900	\$71,900	\$0	\$71,900	\$0
2020	\$71,900	\$0	\$0	\$71,900	\$71,900	\$0	\$71,900	\$0
2019	\$73,300	\$0	\$0	\$73,300	\$73,300	\$0	\$73,300	\$0
2018	\$62,400	\$0	\$0	\$62,400	\$62,400	\$0	\$62,400	\$0
2017	\$57,600	\$0	\$0	\$57,600	\$57,600	\$0	\$57,600	\$0
2016	\$53,400	\$0	\$0	\$53,400	\$53,400	\$0	\$53,400	\$0
2015	\$48,800	\$0	\$0	\$48,800	\$48,800	\$0	\$48,800	\$0
2014	\$41,900	\$0	\$0	\$41,900	\$41,900	\$0	\$41,900	\$0

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Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/14/2023	\$200,000	2023171320	01	MAKSIMCHUK VASILYI	WD
6/16/2021	\$135,000	2021112320	01	AWADA FARAH	WD
5/11/2018	\$105,000	2018063060	01	ANNICELLI PATRICIA	WD
3/10/2017	\$80,000	2017029638	01	KAPPELMANN BRIAN CHARLES	WD
4/30/2014	\$49,000	2014051820	01	DAY BRET	WD
11/6/2002	\$48,000	2002187590	01	DIAZ, LENI A	WD
10/8/1993	\$31,200	2569/2203	15	N C N B NATIONAL BANK	TR
2/4/1991	\$100	2275/218	11	GENERAL DEVELOPMENT CORP	QC

Associated Tangible Accounts


There are no associated tangible accounts for this parcel



Property record information last updated on: 5/15/2024

FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Flood Zone Map](#).

 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>
0377F	OUT	IN	AE	120279	26	OUT
0377F	OUT	OUT	X	120279		OUT
0377F	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 5/14/2024

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



[Home](#)[Exemptions](#)[Other Exemptions](#)

Agricultural Classification

The Agricultural Classification, commonly referred to as the "green belt" assessment, while not an exemption, may result in lower property tax bills for qualified property owners. The agricultural use classification should not be confused with zoning. If your land is used for a bona fide commercially viable operation producing an agricultural product that is actively marketed, you may request an agricultural filing at the Property Appraiser's Office.

The agricultural classification is available for land that meets the requirements as set forth under applicable statutes, rules, and regulations.

Specifically, pursuant to Florida Statute 193.461 (3)(a) (http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0193/Sections/0193.461.html) "Lands may not be classified as agricultural lands unless a return is filed on or before March 1st of each year...", and (3) (b) "Only lands that are used primarily for bona fide agricultural purpose shall be classified agricultural." "The term 'bona fide agricultural purposes' means good faith commercial agricultural use of the land". Florida Administrative Code (rules promulgated by the State of Florida, Department of Revenue Rule 12D-51.001 Classified Use Real Property Guidelines can be found at <https://floridarevenue.com/property/Documents/FLag.pdf>) (<https://floridarevenue.com/property/Documents/FLag.pdf>). Note that this document is listed as out-of-date by the Department of Revenue, but they have not yet published an updated version.

The initial requirement to qualify for an agricultural classification, is that the lands to be considered for agricultural classification **must be used primarily for bona fide commercial agricultural purposes on January 1st of the year of application**. In addition, a completed agricultural classification application (</media/1181/agriculture-application-packet.pdf>) must be filed with the Property Appraiser's Office by the March 1st deadline. A completed application includes all appropriate documentation to support the application, including but not limited to leases, certifications, income and expense records, etc.

Listed below are some general guidelines for how this office reviews the applications and determines eligibility. These general guidelines should not be considered solely definitive; minimum and maximum limits below are guidelines. Each application is individually reviewed for a determination. In all cases, agricultural solely for personal use is not considered a bona fide commercial operation.

Citrus Land is typically a minimum of 5 acres in size and land must be planted according to generally accepted citrus farming schedules. Proper care and management must be evident. A description of the variety, plantings and trees per acre must be on file with the Property Appraiser's Office.

Production of citrus solely for your own use does not qualify as a commercial operation.

Citrus Health Response Program (CHRP) – View the policy of the Sarasota County Property Appraisers Office (/exemptions/other-exemptions/agriculture-classification/chrp-assessment/) regarding the assessment procedure for the appraisal of citrus groves and citrus lands under the Citrus Health Response Program as defined in Rule 5B-63.001 of the Florida Administrative Code.

Pasture Land should be a minimum of 10 acres in size or used in conjunction with other parcels of the same owner. Property must be fenced, and it should be evident that the land is maintained and cared for sufficiently (e.g., fertilizing, liming, mowing, etc.). The ratio of livestock to acreage and the soil capability are factors that are considered in granting the classification. For example, one cow on one acre is typically not a *bona fide* commercial operation, while 50 cows on 100 acres could be. Production of livestock solely for your own use does not qualify as a commercial operation. If the property is leased, it must first meet the size requirements on its own, and the lease and the agricultural use must be in place on January 1st. A copy of the lease must be on file with the Property Appraiser's office.

Timber Operations requires implementation of a management plan typically covering 10 acres of planted pine or 30 acres of predominately natural stand (this applies to both hard wood and mixed tracts). A copy of the management plan must be filed with the Property Appraiser's Office.

Apiaries: Please visit "What you need to know-Bees and Apiaries (/exemptions/other-exemptions/agriculture-classification/bees-and-apiaries/)" regarding general information when applying for bee/apiary classification.

Aquaculture: Shrimp farms, tropical fish farms, and other miscellaneous aquaculture, raised in either natural or artificial conditions, for human or domestic animal consumption typically requires a one-acre minimum. Production of any of these solely for personal use does not qualify as a commercial operation.

Crop Land: Crops such as hay, wheat, corn, or other field crops should be a minimum of 10 acres in size. Other crops such as peppers, cabbage, vegetables, etc. should be a minimum of 5 acres in size. Production of crops and vegetables solely for your own use does not qualify as a commercial operation. If the property is leased, it must first meet size requirements on its own, and the lease and use must be in effect on January 1st. A copy of the lease must be on file with the Property Appraiser's Office.

Horses: There should be at least 4 breeding horses (of which 3 must be brood mares) or at least 4 boarding horses (leases for all boarding horses must be on file with the Property Appraiser's Office). The property must be fenced and a facility for breeding or boarding is required. The ratio of animals to acreage is a factor in granting this classification. Other documentation may be required. Typically, one grazing horse does not constitute a *bona fide* agricultural use.

Nursery Land: An above ground (e.g., potted, containers, hanging, etc.) or in ground (e.g., palm trees, oak trees, ornamentals or any marketable trees etc.) water source, or setup with irrigation is required. Only areas actually being used for the nursery and service area shall be considered for agricultural classification. Personal nurseries and gardens do not qualify for the agricultural classification. Wholesale nurseries must have a State of Florida Certificate of Nursery Registration on file with this . Other documentation may be required for this classification.

Other classifications will be handled on a case-by-case basis (e.g., poultry, swine, rabbits etc.). Please feel free to contact this office with any questions you have regarding other classifications.

Other Information

The agricultural classification is a benefit to property owners that results in a value based upon agricultural use; this value is typically less than the parcel would be valued without the classification. Once granted, the parcel is valued pursuant to Section 193.461 (6) Florida Statutes (http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0193/Sections/0193.461.html).

When property receiving an agricultural classification contains a residence under the same ownership, the portion of the property consisting of the residence and curtilage must be assessed separately to be entitled to the "Save Our Homes" assessment limitation. More information can be found in Florida Statute 193.461 (3)(d) (http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0193/Sections/0193.461.html). Curtilage is typically defined as the land area immediately around the residence and routinely is one acre or less.

Contact Information

Sarasota County Property Appraiser
Attn: Agriculture Department
2001 Adams Ln
Sarasota FL 34237

Email: AG@SC-PA.com (mailto:AG@sc-pa.com)

Phone: (941) 861-8200

Other questions? Please visit our [FREQUENTLY ASKED QUESTIONS \(/exemptions/other-exemptions/agriculture-classification/agriculture-faq/\)](#) about Agricultural Use page

[Exemptions \(/exemptions/\)](#)

[Homestead \(/exemptions/homestead/\)](#)

[Other Exemptions \(/exemptions/other-exemptions/\)](#)

[Seniors \(/exemptions/other-exemptions/seniors/\)](#)

[Disability \(/exemptions/other-exemptions/disability/\)](#)

[Veterans \(/exemptions/other-exemptions/veterans/\)](#)

[Deployed Military \(/exemptions/other-exemptions/deployed-military/\)](#)

[First Responders \(/exemptions/other-exemptions/first-responders/\)](#)

[Agriculture Classification \(/exemptions/other-exemptions/agriculture-classification/\)](#)

[Bees and Apiaries \(/exemptions/other-exemptions/agriculture-classification/bees-and-apiaries/\)](/exemptions/other-exemptions/agriculture-classification/bees-and-apiaries/)

[Agriculture FAQ \(/exemptions/other-exemptions/agriculture-classification/agriculture-faq/\)](/exemptions/other-exemptions/agriculture-classification/agriculture-faq/)

[CHRP Assessment \(/exemptions/other-exemptions/agriculture-classification/chrp-assessment/\)](/exemptions/other-exemptions/agriculture-classification/chrp-assessment/)

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[Report Homestead Fraud \(/contact-us/report-homestead-fraud/\)](/contact-us/report-homestead-fraud/)

[Contact a Department \(/contact-us/contact-a-department/\)](/contact-us/contact-a-department/)

[Address Change \(/contact-us/address-change/\)](/contact-us/address-change/)

[How are we doing? \(/contact-us/how-are-we-doing/\)](/contact-us/how-are-we-doing/)

[Notice of address issue from USPS \(/contact-us/notice-of-address-issue-from-usps/\)](/contact-us/notice-of-address-issue-from-usps/)

[Contact Us \(/contact-us/\)](/contact-us/)

2001 Adams Lane

Sarasota, FL 34237

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