



# Bill Furst SARASOTA COUNTY PROPERTY APPRAISER

## Property Record Information for 1004018842

### Ownership:

TAVCORE LLC

16655 YONGE ST STE 200, NEWMARKET , ON, L3X 1V6,  
CANADA

### Situs Address:

W HILLSBOROUGH BLVD NORTH PORT, FL, 34286

**Land Area:** 194,480 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1501 - PORT CHARLOTTE SUB 02

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

**Status:** OPEN

**Sec/Twp/Rge:** 34-39S-21E

**Census:** 121150027432

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

**Total Living Units:** 0

**Parcel Description:** PART OF TRACT A DESC AS BEG AT MOST NLY COR OF TRACT A TH S-69-19-39-E ALG SLY LINE OF COCOPLUM WATERWAY 631.44 FT TH SELY ALG CURVE TO LEFT 182.84 FT TH S-0-03-30-W 140.62 FT TH N-89 -56-30-W 324.79 FT TH NWLY ALG CURVE TO RIGHT 545.53 FT TH NWLY ALG CURVE TO RIGHT 39.41 FT TH N-20-40-21-E ALG ELY LINE OF SOUTH CRANBERRY BLVD 302.87 FT TO POB LESS WLY 120 FT OF TRACT A AS MEASURED FROM & PARALLEL TO ELY R/W LINE OF SOUTH CRANBERRY BLVD 2ND ADD TO PORT CHARLOTTE CONTAINING 4.4 C-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 
2024	\$258,000	\$0	\$0	\$258,000	\$56,834	\$0	\$56,834	\$201,166
2023	\$226,300	\$0	\$0	\$226,300	\$51,667	\$0	\$51,667	\$174,633
2022	\$222,200	\$0	\$0	\$222,200	\$46,970	\$0	\$46,970	\$175,230
2021	\$42,700	\$0	\$0	\$42,700	\$42,700	\$0	\$42,700	\$0
2020	\$84,500	\$0	\$0	\$84,500	\$67,881	\$0	\$67,881	\$16,619
2019	\$75,400	\$0	\$0	\$75,400	\$61,710	\$0	\$61,710	\$13,690
2018	\$76,300	\$0	\$0	\$76,300	\$56,100	\$0	\$56,100	\$20,200
2017	\$51,000	\$0	\$0	\$51,000	\$51,000	\$0	\$51,000	\$0
2016	\$48,200	\$0	\$0	\$48,200	\$48,200	\$0	\$48,200	\$0
2015	\$40,300	\$0	\$0	\$40,300	\$40,300	\$0	\$40,300	\$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

**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
7/24/2015	\$50,000	<a href="#">2015092433</a>	38	CMG LLC	WD
3/26/2007	\$33,000	<a href="#">2007050791</a>	X2	S C HOMES INC,	QC
3/30/2000	\$115,000	<a href="#">2000048337</a>	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

 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>
0387G	OUT	IN	AE	120279	11	OUT
0387G	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.

