

#### **Property Record Information for 1004018847**

Ownership:

**TAVCORE LLC** 

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

Situs Address:

W HILLSBOROUGH BLVD NORTH PORT, FL, 34286

Land Area: 40,000 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: WLY 120 FT OF TRACT A AS MEASURED FROM & PARALLEL TO ELY R/W LINE OF SOUTH CRANBERRY BLVD 2ND ADD TO PORT

## **Buildings**

Vacant Land

### **Extra Features**

There are no extra features associated with this parcel

#### **Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	Extra Feature	<u>Just</u>	<u>Assessed</u>	<b>Exemptions</b>	<u>Taxable</u>	<u>Cap</u> <b></b>
2024	\$52,000	\$0	\$0	\$52,000	\$23,692	\$0	\$23,692	\$28,308
2023	\$45,600	\$0	\$0	\$45,600	\$21,538	\$0	\$21,538	\$24,062
2022	\$44,800	\$0	\$0	\$44,800	\$19,580	\$0	\$19,580	\$25,220
2021	\$17,800	\$0	\$0	\$17,800	\$17,800	\$0	\$17,800	\$0
2020	\$27,200	\$0	\$0	\$27,200	\$27,200	\$0	\$27,200	\$0
2019	\$41,000	\$0	\$0	\$41,000	\$33,880	\$0	\$33,880	\$7,120
2018	\$30,800	\$0	\$0	\$30,800	\$30,800	\$0	\$30,800	\$0
2017	\$20,400	\$0	\$0	\$20,400	\$20,400	\$0	\$20,400	\$0
2016	\$20,300	\$0	\$0	\$20,300	\$20,300	\$0	\$20,300	\$0
2015	\$21,100	\$0	\$0	\$21,100	\$19,239	\$0	\$19,239	\$1,861

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

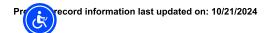
There are no exemptions associated with this parcel.

#### Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	<b>Qualification Code</b>	Grantor/Seller	Instrument Type
5/22/2017	\$50,000	2017064139	01	LAVOIX RODNYX	WD
7/16/2004	\$80,000	2004144989	01	S C HOMES INC,	WD
3/30/2000	\$115.000	2000048337	X2	S C HOMES INC.	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.

FIRM Panel	<u>Floodway</u>	<u>SFHA ***</u>	Flood Zone **	<u>Community</u>	Base Flood Elevation (ft)	CFHA*
0387G	OUT	IN	AE	120279	11	OUT
0387G	OUT	OUT	X	120279		OUT

<sup>\*</sup> 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 640-861 F000-861.



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