Prestige title agency, Inc.

736 Colorado avenue, Suite a, Stuart, Florida 34994 ·phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

May 26, 2025

Ownership Search

Prepared For: GUNSTER

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 1,000-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews

Prestige title agency, Inc.

736 Colorado avenue, Suite a, Stuart, Florida 34994 ·phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P25-11989IC

THE ATTACHED REPORT IS ISSUED TO: GUNSTER.
THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 1,000 -foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.
This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.
The land referred to herein is described as follows:
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
850 NW Federal Hwy. Ste. 222, Stuart FL 34994

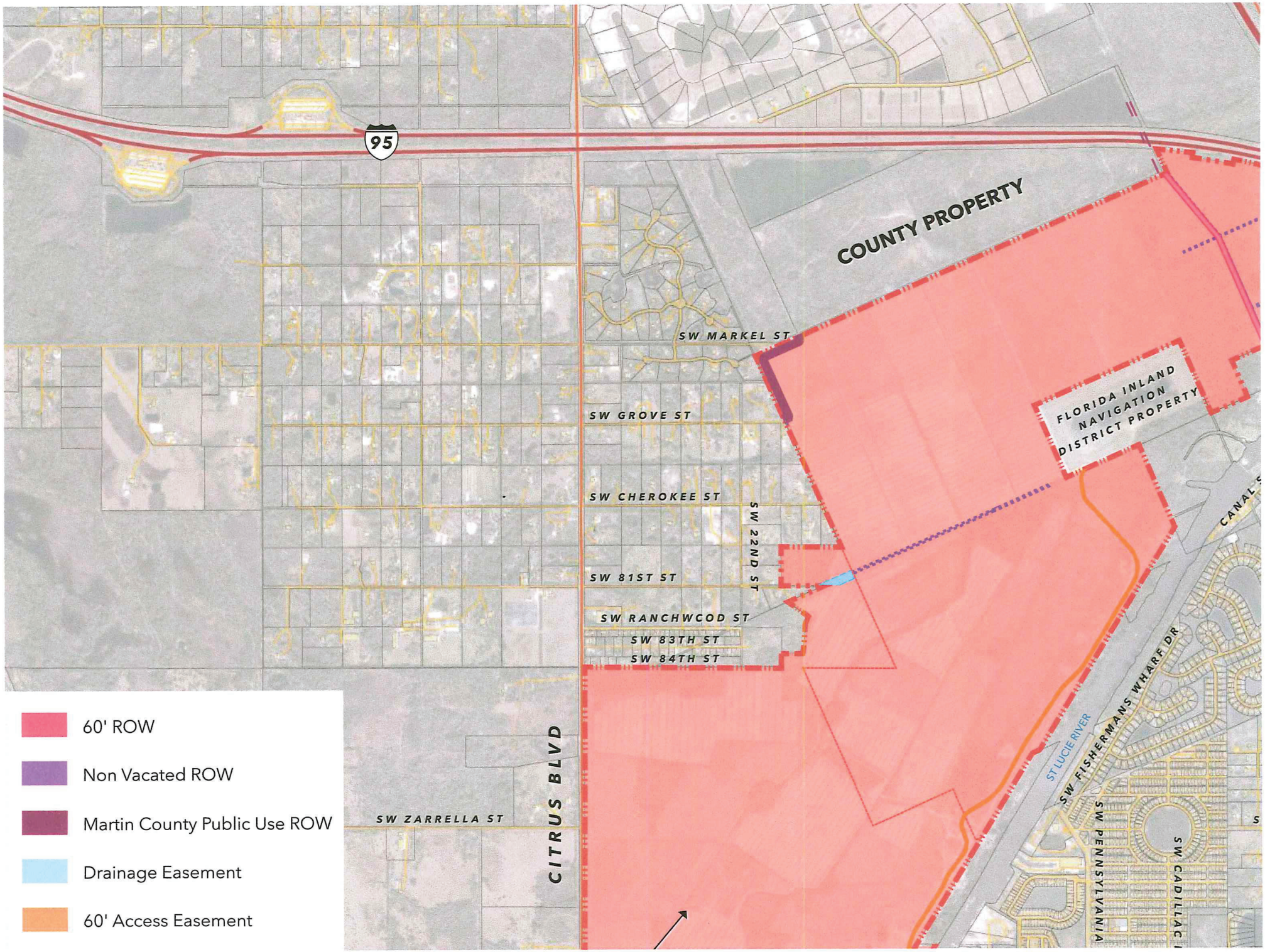
By: *icrews*

Iris M. Crews

EXHIBIT "A"

	AIN	PCN	Address	Zoning	Acreage
1	59183	02-39-40-000-046-00000-3	UNASSIGNED	A-2	10.23
2	59185	02-39-40-000-047-00000-1	UNASSIGNED	A-2	7.81
3	59186	02-39-40-000-050-00000-5	UNASSIGNED	A-1; A-2	39.51
4	59402	11-39-40-000-002-00000-7	UNASSIGNED	A-2	535
5	59403	11-39-40-000-016-00000-7	UNASSIGNED	A-2	30
6	59404	11-39-40-000-016-00010-5	3655 SW 96TH ST, PALM CITY FL 34990	A-2	9.3
7	59406	12-39-40-000-000-00040-1	UNASSIGNED	A-1	17
8	59407	12-39-40-000-011-00000-6	3655 SW 96TH ST, PALM CITY FL 34990	A-2	46
9	38327	46-38-41-000-000-00011-4	UNASSIGNED	A-1; A-2	3.38
10	43856	55-38-41-000-001-00010-4	UNASSIGNED	A-1	32.41
11	43857	55-38-41-000-002-00010-2	UNASSIGNED	A-1	36
12	43858	55-38-41-000-003-00010-0	UNASSIGNED	A-1	36
13	43859	55-38-41-000-004-00010-8	UNASSIGNED	A-1	37
14	43860	55-38-41-000-005-00010-5	UNASSIGNED	A-1	25.5
15	43861	55-38-41-000-005-00040-9	UNASSIGNED	A-1	47.78
16	43862	55-38-41-000-006-00010-3	UNASSIGNED	A-1	80
17	43863	55-38-41-000-007-00010-1	UNASSIGNED	A-1	41.33
18	43866	55-38-41-000-008-00010-9	UNASSIGNED	A-1	79.12
19	43867	55-38-41-000-009-00010-7	UNASSIGNED	A-1	80
20	43868	55-38-41-000-010-00010-5	UNASSIGNED	A-1	80
21	43869	55-38-41-000-011-00010-3	UNASSIGNED	A-1	80
22	43870	55-38-41-000-012-00010-1	UNASSIGNED	A-1	80
23	43871	55-38-41-000-013-00010-9	UNASSIGNED	A-1	80
24	43872	55-38-41-000-014-00010-7	UNASSIGNED	A-1	40
25	43873	55-38-41-000-014-00030-3	UNASSIGNED	A-1	40
26	43876	55-38-41-000-016-00030-8	UNASSIGNED	A-1	40
27	43879	55-38-41-000-017-00030-6	UNASSIGNED	A-1	15.99
28	43880	55-38-41-000-017-00050-1	UNASSIGNED	A-1	3
29	43905	55-38-41-000-022-00010-0	UNASSIGNED	A-1	44.09
30	43906	55-38-41-000-022-00020-8	UNASSIGNED	A-1	5
31	43908	55-38-41-000-023-00010-8	UNASSIGNED	A-1	38.65
32	43909	55-38-41-000-023-00030-4	UNASSIGNED	A-1	40
33	43910	55-38-41-000-024-00010-6	UNASSIGNED	A-1	68.92
34	43912	55-38-41-000-025-00030-9	UNASSIGNED	A-1	4.57
35	43915	55-38-41-000-026-00030-7	UNASSIGNED	A-1	7.3
36	43916	55-38-41-000-026-00040-5	UNASSIGNED	A-1	19
37	43918	55-38-41-000-027-00030-5	UNASSIGNED	A-1	16.14
38	43919	55-38-41-000-027-00050-0	UNASSIGNED	A-1	17.2

Acreage Zoned Cat. C (A-1) Small Farms: 1,232.00
Acreage Zoned Cat. C (A-2) Agricultural Dist.: 638.34
Acreage Zoned A-1 and A-2: 42.89
Gross Acreage: 1,913.23


95
COUNTY PROPERTY
SW MARKEL ST
SW GROVE ST
SW CHEROKEE ST
SW 22ND ST
SW 81ST ST
SW RANCHWCOD ST
SW 83TH ST
SW 84TH ST
FLORIDA INLAND NAVIGATION DISTRICT PROPERTY
CANAL
SW ZARRELLA ST
CITRUS BLVD
ST LUCIE RIVER
SW FISHERMANS WHARF DR
SW PENNSYLVANIA
SW CADILLAC
60' ROW
Non Vacated ROW
Martin County Public Use ROW
Drainage Easement
60' Access Easement

Recorded in Martin County, FL 4/21/2022 3:53 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50Deed Tax: $360,360.00
CFN#2955799 BK 3308 PG 732 PAGE 1 of 6

Prepared by and Return To:
Jennifer Rinderknecht
Trident Title, a division of LandCastle Title Group, LLC
3825 PGA Boulevard, Suite 201
Palm Beach Gardens, FL 33410

Order No.: PG582203045

Copy Copy Copy Copy

APN/Parcel ID(s):
02-39-40-000-046-00000-3
02-39-40-000-047-00000-1
02-39-40-000-050-00000-5
11-39-40-000-002-00000-7
11-39-40-000-016-00000-7
11-39-40-000-016-00010-5
12-39-40-000-000-00040-1
12-39-40-000-011-00000-6
46-38-41-000-000-00011-4
55-38-41-000-001-00010-4
55-38-41-000-002-00010-2
55-38-41-000-003-00010-0
55-38-41-000-004-00010-8
55-38-41-000-005-00010-5
55-38-41-000-005-00040-9
55-38-41-000-006-00010-3
55-38-41-000-007-00010-1
55-38-41-000-008-00010-9
55-38-41-000-009-00010-7
55-38-41-000-010-00010-5
55-38-41-000-011-00010-3
55-38-41-000-012-00010-1
55-38-41-000-013-00010-9
55-38-41-000-014-00010-7
55-38-41-000-014-00030-3
55-38-41-000-016-00030-8
55-38-41-000-017-00030-6
55-38-41-000-017-00050-1
55-38-41-000-022-00020-8
55-38-41-000-023-00010-8
55-38-41-000-023-00030-4
55-38-41-000-024-00010-6
55-38-41-000-025-00030-9
55-38-41-000-026-00030-7
55-38-41-000-026-00040-5
55-38-41-000-027-00030-5
55-38-41-000-027-00050-0
02-39-40-000-047-00000-1

WARRANTY DEED
(continued)

WARRANTY DEED

THIS WARRANTY DEED dated April 19, 2022, by Brevard-Harbor Edge, LLC, a Florida limited liability company, hereinafter called the grantor, to 456 South Ocean LLC, a Florida Limited Liability Company, whose post office address is 221 Royal Poinciana Way, Suite 1, Palm Beach, FL 33480, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Martin, State of Florida, to wit:

A PARCEL OF LAND LYING IN:

A) PALM CITY FARMS, SECTION 2, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
B) TROPICAL FRUIT FARMS, SECTION 11 & 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
C) GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
D) ST LUCIE INLET FARMS, PER PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
E) A PORTION OF LOT 11, OF THE HANSON GRANT ACCORDING TO THE COMMISSIONER'S SUBDIVISION THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE NORTH 00°14'09" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°40'44" EAST, 50.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A", SAID POINT BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, AND ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION II, SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE NORTH 00°14'09" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2592.08 FEET TO A POINT ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A"; THENCE NORTH 00°10'14" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2648.89 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11 AND THE SOUTH LINE OF SAID PALM CITY FARMS; THENCE SOUTH 89°28'52' EAST ALONG THE SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2590.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE CONTINUE SOUTH 89°28'52" EAST ALONG SAID SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF

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WARRANTY DEED
(continued)

SAID SECTION 11, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF TRACT 61 AS SHOWN ON SAID PLAT OF PALM CITY FARMS; THENCE NORTH 00°03'12" EAST ALONG THE EAST LINE OF SAID TRACT 61, A DISTANCE OF 241.97 FEET; THENCE ALONG THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2978, PAGE 280 OF THE PUBLIC RECORDS OF MARTIN COUNTY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 89°59'56" EAST, 345.18 FEET; THENCE NORTH 12°41'46" EAST, 118.65 FEET; THENCE NORTH 04°00'56" EAST, 389.03 FEET; THENCE NORTH 24°02'49" EAST, 124.44 FEET; THENCE NORTH 54°01'42" WEST, 413.94 FEET MORE OR LESS TO THE CENTERLINE OF SULIVAN'S DITCH (HOG CREEK); THENCE NORTH 66°01'34" EAST ALONG SAID CENTERLINE LINE, 662.98 FEET TO A POINT ON THE NORTH LINE OF TRACT 50 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 89°53'55" EAST ALONG SAID NORTH LINE, 570.54 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF PALM CITY FARMS; THENCE NORTH 23°55'19" WEST ALONG SAID EAST LINE, 4198.43 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE NORTH 65°55'57" EAST ALONG SAID NORTH LINE, 3883.75 FEET; THENCE NORTH 66°00'55" EAST CONTINUING ALONG SAID NORTH LINE, 3577.76 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE 60 FOOT WIDE COUNTY ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 39°35'07" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 4.34 FEET TO A POINT ON A LINE THAT IS 60.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, HANSON GRANT; THENCE NORTH 24°15'29" WEST ALONG SAID PARALLEL LINE AND SAID EASTERLY RIGHT OF WAY LINE, 425.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 95 AS RECORDED IN OFFICIAL RECORD BOOK 590, PAGE 2424, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 03°05'08", SAID POINT ALSO HAVING A RADIAL BEARING OF SOUTH 04°19'22" WEST; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 607.75 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES; THENCE SOUTH 07°24'30" WEST ALONG A RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11205.16 FEET AND A CENTRAL ANGLE OF 03°30'00"' THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 684.48 FEET TO A POINT ON A RADIAL LINE; THENCE NORTH 10°54'30" EAST ALONG SAID RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 02°30'00"; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 492.41 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 72°18'58" EAST ALONG SAID NON TANGENT LINE, 492.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11259.16 FEET AND A CENTRAL ANGLE OF 04°36'42"' THENCE ALONG THE ARC OF SAID CURVE 906.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 91 (SUNSHINE STATE PARKWAY, A 300 FOOT RIGHT OF WAY); THENCE SOUTH 31°33'27" EAST ALONG SAID RIGHT OF WAY, 2505.96 FEET TO A POINT ON THE SOUTH LINE OF TRACT 6, BLOCK 27 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 66°01'21" WEST ALONG THE SOUTH LINE OF TRACTS 5 AND 6 OF SAID PLAT OF ST LUCIE INLET FARMS, 591.65 FEET TO THE POINT OF INTERSECTION WITH THE NORTH TOP OF BANK OF THE ST LUCIE CANAL; THENCE ALONG THE NORTH TOP OF BANK THE FOLLOWING THREE (3) COURSES; THENCE SOUTH 84°38'58" WEST, 182.71 FEET; THENCE SOUTH 80°57"12" WEST, 273.24 FEET; THENCE SOUTH 67°21'23" WEST, 169.95 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, BLOCK 27; THENCE NORTH 23°17'15" WEST ALONG SAID WEST LINE, 527.51 FEET TO THE NORTHEAST CORNER OF TRACT 8, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°02'09" WEST ALONG THE NORTH LINE OF TRACTS 6, 7 AND 8, BLOCK 22 OF SAID PLAT, 1979.76 FEET TO THE

WARRANTY DEED
(continued)

NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 23°16'13" EAST, 659.91 FEET TO THE SOUTHEAST CORNER OF TRACT 5, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°10'54" WEST ALONG THE SOUTH LINE OF SAID TRACT 5, BLOCK 22, A DISTANCE OF 657.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE NORTH 23°31'05" WEST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 22 OF SAID PLAT, 1317.52 FEET TO THE NORTHEAST CORNER OF TRACT 1, BLOCK 15 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 65°59'08" WEST ALONG THE NORTH LINE OF TRACTS 1, 2, 3 AND 4, BLOCK 15 OF SAID PLAT, 2634.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4, BLOCK 15; THENCE SOUTH 23°37'44" EAST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 15 OF SAID PLAT, 1316.52 FEET TO THE SOUTHWEST CORNER OF TRACT 5, BLOCK 15 OF SAID PLAT; THENCE NORTH 65°49'57" EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, BLOCK 15 OF SAID PLAT, 1317.13 FEET TO THE NORTHEAST CORNER OF TRACT 3, BLOCK 16 OF SAID PLAT; THENCE SOUTH 23°22'42" EAST ALONG THE EAST LINE OF TRACTS 3 AND 6, BLOCK 16 AND THE EAST LINE OF TRACT 3, BLOCK 17 OF SAID PLAT OF ST LUCIE INLET FARMS, 1487.78 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ST LUCIE CANAL AS RECORDED IN PLAT BOOK 2, PAGE 35 AND DEED BOOK 10, PAGE 588, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 31°14'38" WEST, 4343.34 FEET; THENCE SOUTH 65°54'39" WEST, 129.56 FEET; THENCE SOUTH 31°14'30" WEST, 3751.13 FEET; THENCE SOUTH 89°42'59" EAST, 319.73 FEET; THENCE SOUTH 31°14'43" WEST , 710.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" SAID POINT ALSO BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 89°37'52" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 180.69 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 11, THENCE NORTH 89°40'46" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2642.12 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89°40'44" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2593.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE MARTIN COUNTY PUBLIC USE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 1063, PAGE 2451 AND OFFICIAL RECORD BOOK 590, PAGE 2424, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING RIGHT OF WAYS AS SHOW ON ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THE NORTH 15.00 FEET OF THE 30.00 FOOT OF RIGHT OF WAY ABUTTING TRACTS 7 AND 8, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 2, BLOCK 22; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1, 2 AND 3, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 4, BLOCK 26; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 5, BLOCK 26; THE WEST 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 8, BLOCK 23; THE EAST 15.00 OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 4 AND 5, BLOCK 26; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY

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WARRANTY DEED
(continued)

ABUTTING TRACTS 7 AND 8; BLOCK 3; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 2, BLOCK 4; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 5, 6 AND 7; BLOCK 10, AND THAT PORTION OF TRACT 8, BLOCK 10 FROM THE WESTERN BOUNDARY OF SAID TRACT 8 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 10; AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 2, 3 AND 4, BLOCK 9 AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING THAT PORTION OF TRACT 1, BLOCK 9 FROM THE WESTERN BOUNDARY OF SAID TRACT 1 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 9.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF THAT CERTAIN 60.00 FOOT COUNTRY ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ACROSS PORTIONS OF TRACTS 3 AND 6, BLOCK 24, ACROSS THE EASTERLY 60.00 FEET OF TRACTS 3 AND 6, BLOCK 23, AND ACROSS THE EASTERLY 60.00 FEET OF TRACT 3, BLOCK 22, ALL THE ABOVE RIGHT OF WAY LYING IN ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH:

Tracts 46 and 47, Block 2, according to the plat of Palm City Farms as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida.
Together with the North 15.00 feet of the abandoned 30.00 foot road right of way along the south line of said Tracts 46 and 47.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2840, PAGE 1892, WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1909 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1912.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

Copy Copy

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Alexandra Hernandez
Print Name

Witness Signature

Paul Krasker
Print Name

Brevard-Harbor Edge, LLC, a Florida limited liability company

BY: Rebecca Winemiller
Rebecca Winemiller, Managing Member

Address: 6140 Dovecote Lane
Memphis, TN 38120

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 19th day of April, 2022, by Rebecca Winemiller, as Managing Member of Brevard-Harbor Edge, LLC, a Florida limited liability company, to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

PAUL A. KRASKER
Notary Public-State of Florida
Commission # GG 341580
My Commission Expires
October 01, 2023

Copy Copy Copy

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-027-00050-0	43919	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-027-00050-0

Account Number
43919

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 5 & 6 & CLOSED ...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
17.2

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,084,680	$ 0	$ 1,084,680	$ 563,797	$ 520,883	$ 0	$ 520,883

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 5 & 6 & CLOSED R/W ADJ (LESS PIKE) BLK 27

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-027-00030-5	43918	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-027-00030-5

Account Number
43918

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TR 3 W OF PIKE & AL...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
16.14

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 290,810	$ 0	$ 290,810	$ 25,160	$ 265,650	$ 0	$ 265,650

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TR 3 W OF PIKE & ALL TR 4 & CLOSED R/W ADJ BLK 27

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-026-00040-5	43916	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-026-00040-5

Account Number
43916

Property Address
UNASSIGNED

Legal Description
ALL THAT PORTION OF TRACTS 4 AND 5 BLOCK...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
19

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 342,340	$ 0	$ 342,340	$ 29,621	$ 312,719	$ 0	$ 312,719

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ALL THAT PORTION OF TRACTS 4 AND 5 BLOCK 26 SAINT LUCIE INLET FARMS PLBK 1 PG 98 PALM BEACH (NOW MARTIN) COUNTY LYING SOUTHEASTERLY OF RONALD REAGAN TURNPIKE LESS ROW

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-026-00030-7	43915	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-026-00030-7

Account Number
43915

Property Address
UNASSIGNED

Legal Description
ALL THAT PORTION OF TRACTS 3 AND 6 BLOCK...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
7.3

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 131,530	$ 0	$ 131,530	$ 11,377	$ 120,153	$ 0	$ 120,153

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ALL THAT PORTION OF TRACTS 3 AND 6 BLOCK 26 SAINT LUCIE INLET FARMS PLBK 1 PG 98 PALM BEACH (NOW MARTIN) COUNTY LYING SOUTHEASTERLY OF RONALD REAGAN TURNPIKE

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-025-00030-9	43912	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-025-00030-9

Account Number
43912

Property Address
UNASSIGNED

Legal Description
THE PORTION OF LOT 5, BLOCK 25, SAINT LU...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
4.57

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 82,340	$ 0	$ 82,340	$ 7,122	$ 75,218	$ 0	$ 75,218

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

THE PORTION OF LOT 5, BLOCK 25, SAINT LUCIE INLET FARMS (PB 1 PG 98 PALM BEACH NOW MARTIN) SOUTH & WEST OF I-95 DESCRIBED IN OR 2681/1888

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-024-00010-6	43910	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-024-00010-6

Account Number
43910

Property Address
UNASSIGNED

Legal Description
LOTS 1, 2, 3, 4, 5, 6, 7, & 8 BLOCK 24 S...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
68.92

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,210,110	$ 0	$ 1,210,110	$ 104,720	$ 1,105,390	$ 0	$ 1,105,390

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

LOTS 1, 2, 3, 4, 5, 6, 7, & 8 BLOCK 24 SAINT LUCIE INLET FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 98 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA LESS AND EXCEPT THOSE LANDS MORE PARTICULARLY DESCRIBED IN OR 3004/1912

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-023-00030-4	43909	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-023-00030-4

Account Number
43909

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 3 THRU 6 (LESS ...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
40

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 720,720	$ 0	$ 720,720	$ 62,370	$ 658,350	$ 0	$ 658,350

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 3 THRU 6 (LESS E 60 OF TRS 3 & 6) BLK 23 & 1/2 CLOSED R/WS ADJ TO N W & S

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-023-00030-4	43909	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-023-00030-4

Account Number
43909

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 3 THRU 6 (LESS ...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
40

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 720,720	$ 0	$ 720,720	$ 62,370	$ 658,350	$ 0	$ 658,350

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 3 THRU 6 (LESS E 60 OF TRS 3 & 6) BLK 23 & 1/2 CLOSED R/WS ADJ TO N W & S

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-012-00010-1	43870	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-012-00010-1

Account Number
43870

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 TO 8 BLK 12

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
80

Ag Use Size (Acre\Sq Ft)
80

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,600,000	$ 0	$ 1,600,000	$ 1,500,000	$ 100,000	$ 0	$ 100,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 TO 8 BLK 12

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-012-00010-1	43870	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-012-00010-1

Account Number
43870

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 TO 8 BLK 12

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
80

Ag Use Size (Acre\Sq Ft)
80

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,600,000	$ 0	$ 1,600,000	$ 1,500,000	$ 100,000	$ 0	$ 100,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 TO 8 BLK 12

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-009-00010-7	43867	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-009-00010-7

Account Number
43867

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS, TRS 1 TO 8 BLK 9

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
80

Ag Use Size (Acre\Sq Ft)
80

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,600,000	$ 0	$ 1,600,000	$ 1,500,000	$ 100,000	$ 0	$ 100,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS, TRS 1 TO 8 BLK 9

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-009-00010-7	43867	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-009-00010-7

Account Number
43867

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS, TRS 1 TO 8 BLK 9

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
80

Ag Use Size (Acre\Sq Ft)
80

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,600,000	$ 0	$ 1,600,000	$ 1,500,000	$ 100,000	$ 0	$ 100,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS, TRS 1 TO 8 BLK 9

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-008-00010-9	43866	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-008-00010-9

Account Number
43866

Property Address
UNASSIGNED

Legal Description
TRACTS 1, 2, 3, 4, 5, 6, 7 AND THE PORTI...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
79.12

Ag Use Size (Acre\Sq Ft)
79.12

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,582,400	$ 0	$ 1,582,400	$ 1,483,500	$ 98,900	$ 0	$ 98,900

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

TRACTS 1, 2, 3, 4, 5, 6, 7 AND THE PORTION OF TRACT 8 LYING NORTHWEST OF THE ST LUCIE CANAL, BLOCK 8, SAINT LUCIE INLET FARMS (PB 1 PG 98 PALM BEACH NOW MARTIN) DESCRIBED IN OR 2681/1888

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-010-00010-5	43868	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-010-00010-5

Account Number
43868

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 TO 8 BLK 10

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
80

Ag Use Size (Acre\Sq Ft)
80

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,600,000	$ 0	$ 1,600,000	$ 1,500,000	$ 100,000	$ 0	$ 100,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 TO 8 BLK 10

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-027-00030-5	43918	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-027-00030-5

Account Number
43918

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TR 3 W OF PIKE & AL...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
16.14

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 290,810	$ 0	$ 290,810	$ 25,160	$ 265,650	$ 0	$ 265,650

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TR 3 W OF PIKE & ALL TR 4 & CLOSED R/W ADJ BLK 27

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-026-00030-7	43915	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-026-00030-7

Account Number
43915

Property Address
UNASSIGNED

Legal Description
ALL THAT PORTION OF TRACTS 3 AND 6 BLOCK...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
7.3

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 131,530	$ 0	$ 131,530	$ 11,377	$ 120,153	$ 0	$ 120,153

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ALL THAT PORTION OF TRACTS 3 AND 6 BLOCK 26 SAINT LUCIE INLET FARMS PLBK 1 PG 98 PALM BEACH (NOW MARTIN) COUNTY LYING SOUTHEASTERLY OF RONALD REAGAN TURNPIKE

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-007-00010-1	43863	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-007-00010-1

Account Number
43863

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 THRU 7, BLK 7...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
41.33

Ag Use Size (Acre\Sq Ft)
41.33

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 826,600	$ 0	$ 826,600	$ 774,940	$ 51,660	$ 0	$ 51,660

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 THRU 7, BLK 7, LYING NWLY OF ST LUCIE CANAL

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-006-00010-3	43862	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-006-00010-3

Account Number
43862

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 2 3 4 5 6 7 &...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
80

Ag Use Size (Acre\Sq Ft)
80

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,600,000	$ 0	$ 1,600,000	$ 1,500,000	$ 100,000	$ 0	$ 100,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 2 3 4 5 6 7 & 8 BLK 6

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-005-00040-9	43861	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-005-00040-9

Account Number
43861

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 4 TO 8 BLK 5

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
47.78

Ag Use Size (Acre\Sq Ft)
47.78

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 955,600	$ 0	$ 955,600	$ 895,870	$ 59,730	$ 0	$ 59,730

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 4 TO 8 BLK 5

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-004-00010-8	43859	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-004-00010-8

Account Number
43859

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 2 5 7 & 8 BLK...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
37

Ag Use Size (Acre\Sq Ft)
37

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 740,000	$ 0	$ 740,000	$ 693,750	$ 46,250	$ 0	$ 46,250

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 2 5 7 & 8 BLK 4

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-003-00010-0	43858	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-003-00010-0

Account Number
43858

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 2 7 & 8 BLK 3

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
36

Ag Use Size (Acre\Sq Ft)
36

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 720,000	$ 0	$ 720,000	$ 675,000	$ 45,000	$ 0	$ 45,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 2 7 & 8 BLK 3

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-001-00010-4	43856	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-001-00010-4

Account Number
43856

Property Address
UNASSIGNED

Legal Description
TRS 1 2 7 & 8 BLK 1 ST LUCIE INLET FARMS...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
32.41

Ag Use Size (Acre\Sq Ft)
32.41

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 648,200	$ 0	$ 648,200	$ 607,690	$ 40,510	$ 0	$ 40,510

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

TRS 1 2 7 & 8 BLK 1 ST LUCIE INLET FARMS (PBC PB 1 PG 98) .. INCLUDING ADJ PORTIONS OF CLOSED R/WS PER OR 312/184 .. (LESS FROM TRS 1 2 & 7 THAT 3.59 AC R/W PARCEL 106 PER TAKING IN OR 590/2424 TO FDOT THEN TO COUNTY PER OR 1063/2451)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
46-38-41-000-000-00011-4	38327	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
46-38-41-000-000-00011-4

Account Number
38327

Property Address
UNASSIGNED

Legal Description
HANSON GRANT, LOT 11 W/O PIKE & S OF I-9...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
3.38

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 60,900	$ 0	$ 60,900	$ 5,273	$ 55,627	$ 0	$ 55,627

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

HANSON GRANT, LOT 11 W/O PIKE & S OF I-95 (LESS W 60')

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
12-39-40-000-011-00000-6	59407	3655 SW 96TH ST A PALM CITY FL	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
12-39-40-000-011-00000-6

Account Number
59407

Property Address
3655 SW 96TH ST A PALM CITY FL

Legal Description
12 39 40 TROPICAL FRUIT FARMS LOTS 11 12...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
46

Ag Use Size (Acre\Sq Ft)
46

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 920,000	$ 241,610	$ 1,161,610	$ 862,500	$ 299,110	$ 0	$ 299,110

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

11 39 40 TROPICAL FRUIT FARMS BEG AT SE COR LOT 16 N ALG E/LN 792' W 550' S 792' TO S/LN & E 550' TO BEG

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
12-39-40-000-000-00040-1	59406	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
12-39-40-000-000-00040-1

Account Number
59406

Property Address
UNASSIGNED

Legal Description
GOV LOT 6 N OF CANAL

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
17

Ag Use Size (Acre\Sq Ft)
17

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 340,000	$ 0	$ 340,000	$ 318,750	$ 21,250	$ 0	$ 21,250

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

GOV LOT 6 N OF CANAL

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
02-39-40-000-050-00000-5	59186	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
02-39-40-000-050-00000-5

Account Number
59186

Property Address
UNASSIGNED

Legal Description
TR 61 IN 2-39-40, PALM CITY FARMS (PB 6 ...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
39.51

Ag Use Size (Acre\Sq Ft)
39.51

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 790,200	$ 0	$ 790,200	$ 740,810	$ 49,390	$ 0	$ 49,390

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

TR 61 IN 2-39-40, PALM CITY FARMS (PB 6 PG 42 PALM BEACH NOW MARTIN), & A PORTION OF TRACTS 51, 52, 53, & 62 IN 2-39-40 PALM CITY FARMS (PB 6 PG 42 PALM BEACH NOW MARTIN) AS FOLLOWS; BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 2 ALSO BEING THE INTERSECTION OF SW 42ND AVE S AND 84TH ST, SE 660 FT TO THE EAST LINE OF TR 61, NE 241.97 FOR THE POB, CONT NE 435 FT, NW 766.83 FT TO THE C/LN OF SULIVANS DITCH, NE 852.45 FT, NE 122.97 FT, SE 413.94 FT, SW 124.44 FT, SW 389.03 FT, SW 118.65 FT, SW 345.18 FT TO THE POB, (less 30 FT ROW THAT LIES WITHIN SULIVANS DITCH AND BETWEEN TRACTS 52 & 53)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
11-39-40-000-002-00000-7	59402	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
11-39-40-000-002-00000-7

Account Number
59402

Property Address
UNASSIGNED

Legal Description
11 39 40 TROPICAL FRUIT FARMS LOTS 2 TO ...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
535

Ag Use Size (Acre\Sq Ft)
535

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 10,700,000	$ 0	$ 10,700,000	$ 10,031,250	$ 668,750	$ 0	$ 668,750

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

11 39 40 TROPICAL FRUIT FARMS LOTS 2 TO 15 & UNNO TR E OF 2 & N OF 8

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
11-39-40-000-016-00000-7	59403	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
11-39-40-000-016-00000-7

Account Number
59403

Property Address
UNASSIGNED

Legal Description
11 39 40 TROPICAL FRUIT FARMS LOT 16 (LE...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
30

Ag Use Size (Acre\Sq Ft)
30

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 600,000	$ 0	$ 600,000	$ 562,500	$ 37,500	$ 0	$ 37,500

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

11 39 40 TROPICAL FRUIT FARMS LOT 16 (LESS 10 AC TR IN SE COR)

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-024-00010-6	43910	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-024-00010-6

Account Number
43910

Property Address
UNASSIGNED

Legal Description
LOTS 1, 2, 3, 4, 5, 6, 7, & 8 BLOCK 24 S...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
68.92

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,210,110	$ 0	$ 1,210,110	$ 104,720	$ 1,105,390	$ 0	$ 1,105,390

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

LOTS 1, 2, 3, 4, 5, 6, 7, & 8 BLOCK 24 SAINT LUCIE INLET FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 98 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY FLORIDA LESS AND EXCEPT THOSE LANDS MORE PARTICULARLY DESCRIBED IN OR 3004/1912

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-023-00010-8	43908	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-023-00010-8

Account Number
43908

Property Address
UNASSIGNED

Legal Description
TRACTS 1, 2, 7 AND 8 BLOCK 23 SAINT LUCI...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
38.65

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 696,400	$ 0	$ 696,400	$ 60,270	$ 636,130	$ 0	$ 636,130

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

TRACTS 1, 2, 7 AND 8 BLOCK 23 SAINT LUCIE INLET FARMS PLBK 1 PG 98 PALM BEACH (NOW MARTIN) COUNTY LESS ROW

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-022-00010-0	43905	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-022-00010-0

Account Number
43905

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 S1/2 OF TR 2 ...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
44.09

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 794,410	$ 0	$ 794,410	$ 68,740	$ 725,670	$ 0	$ 725,670

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 S1/2 OF TR 2 & ALL TRS 3 4 & 5 & CLOSED R/W ADJ (LESS E 60' TR 3) BLK 22

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-017-00030-6	43879	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-017-00030-6

Account Number
43879

Property Address
UNASSIGNED

Legal Description
THE PORTION OF TRACTS 3 AND 4, BLOCK 17,...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
15.99

Ag Use Size (Acre\Sq Ft)
15.99

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 319,800	$ 0	$ 319,800	$ 299,810	$ 19,990	$ 0	$ 19,990

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Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

THE PORTION OF TRACTS 3 AND 4, BLOCK 17, SAINT LUCIE INLET FARMS (PBB1 PG 98 PALM BEACH NOW MARTIN) LYING NORTH OF THE ST LUCIE CANAL

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-014-00010-7	43872	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-014-00010-7

Account Number
43872

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 2 7 & 8 BLK 1...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
40

Ag Use Size (Acre\Sq Ft)
40

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 800,000	$ 0	$ 800,000	$ 750,000	$ 50,000	$ 0	$ 50,000

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Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 2 7 & 8 BLK 14 & 1/2 OF CLOSED R/WS ADJ TO E N & S

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-012-00010-1	43870	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-012-00010-1

Account Number
43870

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 TO 8 BLK 12

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
80

Ag Use Size (Acre\Sq Ft)
80

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,600,000	$ 0	$ 1,600,000	$ 1,500,000	$ 100,000	$ 0	$ 100,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 TO 8 BLK 12

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
55-38-41-000-011-00010-3	43869	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
55-38-41-000-011-00010-3

Account Number
43869

Property Address
UNASSIGNED

Legal Description
ST LUCIE INLET FARMS TRS 1 THRU 8 BLK 11...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
80

Ag Use Size (Acre\Sq Ft)
80

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 1,600,000	$ 0	$ 1,600,000	$ 1,500,000	$ 100,000	$ 0	$ 100,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

ST LUCIE INLET FARMS TRS 1 THRU 8 BLK 11 & 1/2 CLOSED R/WS ADJ TO N S E & W

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
02-39-40-000-046-00000-3	59183	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
02-39-40-000-046-00000-3

Account Number
59183

Property Address
UNASSIGNED

Legal Description
02 39 40 PALM CITY FARMS TR 46 & N 1/2 C...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
10.23

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 184,320	$ 0	$ 184,320	$ 15,943	$ 168,377	$ 0	$ 168,377

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

02 39 40 PALM CITY FARMS TR 46 & N 1/2 CLOSED RD

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
11-39-40-000-002-00000-7	59402	UNASSIGNED	5/26/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
456 SOUTH OCEAN LLC

Mailing Address
221 ROYAL POINCIANA WAY #1
PALM BEACH FL 33480

Tax District
DISTRICT FIVE MSTU

Parcel ID
11-39-40-000-002-00000-7

Account Number
59402

Property Address
UNASSIGNED

Legal Description
11 39 40 TROPICAL FRUIT FARMS LOTS 2 TO ...

Use Code/Property Class
5200 - 5200 Cropland Soil Cpcty CLII

Neighborhood
64000 Palm City W of Turnpike

Legal Acres
535

Ag Use Size (Acre\Sq Ft)
535

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 10,700,000	$ 0	$ 10,700,000	$ 10,031,250	$ 668,750	$ 0	$ 668,750

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/19/22

Sale Price
$ 51,480,000

Grantor (Seller)
BREVARD-HARBOR EDGE LLC

Deed Type
Warranty Deed

Doc Num
2955799

Book & Page
3308 0732

Legal Description

11 39 40 TROPICAL FRUIT FARMS LOTS 2 TO 15 & UNNO TR E OF 2 & N OF 8

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.