



2019 REAL ESTATE

Exemptions:



Scan this code
to view and pay
your bill online

Account Number:
2507-701-0005-000/9

Alternate Key:
33909

Escrow Code:

Albert Jafarjian
Stacey Jafarjian
4251 Oakwood Dr
Williamsville, NY 14221-7420

Situs Address/Legal Description:

2400 S OCEAN DR 115, Fort Pierce
CAPSTAN I CONDOMINIUM APT 115 AND PRO-RATA
SHARE IN COMMON ELEMENTS (OR 3208-189
See Additional Legal on Tax Roll

Paid 11/27/2019 \$3,876.78

Receipt # 0002-20191127-003097

Ad Valorem Taxes Taxing Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
County Parks MSTU	772-462-1670	0.2313	153,500	0	153,500	35.50
Co Public Transit MSTU	772-462-1670	0.1269	153,500	0	153,500	19.48
Erosion District E	772-462-1670	0.1497	153,500	0	153,500	22.98
Law Enf, Jail, Judicial Sys	772-462-1670	3.2324	153,500	0	153,500	496.17
Co General Revenue Fund	772-462-1670	4.3077	153,500	0	153,500	661.23
Childrens Service Council	772-408-1100	0.4765	153,500	0	153,500	73.14
St Lucie Co Fire District	772-621-3338	3.0000	153,500	0	153,500	460.50
FL Inland Navigation Dist	561-627-3386	0.0320	153,500	0	153,500	4.91
City of Fort Pierce	772-467-3777	6.9000	153,500	0	153,500	1,059.15
School Discretionary	772-429-3970	0.7480	153,500	0	153,500	114.82
School Capital Improvemnt	772-429-3970	1.5000	153,500	0	153,500	230.25
School Req Local Effort	772-429-3970	3.8740	153,500	0	153,500	594.66
School Voter Referendum	772-429-3970	1.0000	153,500	0	153,500	153.50
Mosquito Control	772-462-1670	0.1806	153,500	0	153,500	27.72
S FL Wtr Mgmt District	561-686-8800	0.2795	153,500	0	153,500	42.90

Non-Ad Valorem Assessments Levying Authority

	Telephone	Amount
FP23 Fort Pierce Stormwater Mgmt Maint	772-467-3777	41.40

2019 Total Ad Valorem:	\$3,996.91
2019 Total Non-Ad Valorem:	\$41.40
2019 Combined Total Ad Valorem and Non-Ad Valorem:	\$4,038.31

2019 REAL ESTATE

PAY ONLY ONE AMOUNT

If Postmarked By
Nov 30, 2019

Please Pay
\$0.00

For payment options and instructions, refer to the back of this notice.

Account Number: 2507-701-0005-000/9

Please provide your contact information here:

Email: _____

Phone: _____

*If the address below is not correct, visit PASLC.gov to update your address.

Albert Jafarjian
Stacey Jafarjian
4251 Oakwood Dr
Williamsville, NY 14221-7420

Make check payable to:
ST. LUCIE COUNTY TAX COLLECTOR
PO BOX 308
FORT PIERCE FL 34954-0308

Paid 11/27/2019 Receipt # 0002-20191127-003097 \$3,876.78

IMPORTANT INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or around November 1 and become delinquent on April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments.

GOVERNMENT OFFICE RESPONSIBILITIES

St. Lucie County Tax Collector

The Tax Collector prints, mails and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about partial payment, installment and homestead tax deferral plans
- Print your tax bills and receipts

www.tcscl.com

St. Lucie County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll which includes assessed values, exemptions, legal description, assessed owner(s) name and mailing address.

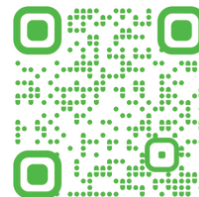
Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on homestead and other exemptions.

www.paslc.gov

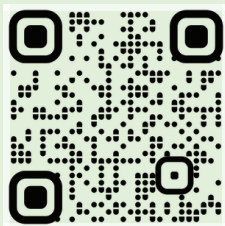
St. Lucie County Levying Authorities

A list of St. Lucie County levying authorities may appear on the front of this notice, and more information on each is available by scanning the code below.



PAYMENT OPTIONS

Save time...
 pay online!
 Scan the
 code to pay.



By Mail:

P.O. Box 308
 Fort Pierce, FL 34954-0308
Checks payable to:
 St. Lucie County Tax Collector

Dropbox or in-person:

Fort Pierce: 2300 Virginia Avenue
 Port St. Lucie: 1664 SE Walton Road
 Tradition: 10264 SW Village Parkway



DID YOU SELL THIS PROPERTY? FORWARD THIS NOTICE TO THE NEW OWNER(S).

DISCOUNTS

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday the discount is extended to the next business day. Taxes are due by March 31 of each year.

4%

if paid in November

3%

if paid in December

2%

if paid in January

1%

if paid in February

DELINQUENT TAXES

Payment of delinquent taxes must be made in certified U.S. funds drawn on a U.S. bank. The amount due is determined by the date payment is received. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

PAYMENT PLANS

Pursuant to Florida Statute 197.222, you may elect to pay your property or tangible personal property taxes on a quarterly basis, through an installment plan, instead of paying the entire amount at once. Florida Statute also allows for taxpayers to make partial payments on current property taxes and current and delinquent tangible personal property taxes.

OUR MISSION

Our mission is to provide our neighbors the highest level of customer service through innovative technology and highly trained professionals while maintaining the public trust.

