



## 2020 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 11/25/2020 \$4,295.65

### Ad Valorem Taxes Taxing Authority

|                             | Telephone    | Mill Rate | Assessed | Exemption | Taxable | Amount   |
|-----------------------------|--------------|-----------|----------|-----------|---------|----------|
| County Parks MSTU           | 772-462-1670 | 0.2313    | 168,850  | 0         | 168,850 | 39.06    |
| Co Public Transit MSTU      | 772-462-1670 | 0.1269    | 168,850  | 0         | 168,850 | 21.43    |
| Erosion District E          | 772-462-1670 | 0.1763    | 168,850  | 0         | 168,850 | 29.77    |
| Law Enf, Jail, Judicial Sys | 772-462-1670 | 3.2324    | 168,850  | 0         | 168,850 | 545.79   |
| Co General Revenue Fund     | 772-462-1670 | 4.2077    | 168,850  | 0         | 168,850 | 710.47   |
| Childrens Service Council   | 772-408-1100 | 0.4765    | 168,850  | 0         | 168,850 | 80.46    |
| St Lucie Co Fire District   | 772-621-3342 | 3.0000    | 168,850  | 0         | 168,850 | 506.55   |
| FL Inland Navigation Dist   | 561-627-3386 | 0.0320    | 168,850  | 0         | 168,850 | 5.40     |
| City of Fort Pierce         | 772-467-3000 | 6.9000    | 168,850  | 0         | 168,850 | 1,165.07 |
| School Discretionary        | 772-429-3970 | 0.7480    | 181,500  | 0         | 181,500 | 135.76   |
| School Capital Improvemnt   | 772-429-3970 | 1.5000    | 181,500  | 0         | 181,500 | 272.25   |
| School Req Local Effort     | 772-429-3970 | 3.7010    | 181,500  | 0         | 181,500 | 671.73   |
| School Voter Referendum     | 772-429-3970 | 1.0000    | 181,500  | 0         | 181,500 | 181.50   |
| Mosquito Control            | 772-462-1670 | 0.1352    | 168,850  | 0         | 168,850 | 22.83    |
| S FL Wtr Mgmt District      | 561-686-8800 | 0.2675    | 168,850  | 0         | 168,850 | 45.17    |

### Non-Ad Valorem Assessments Levying Authority

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

2020 Total Ad Valorem:

\$4,433.24

2020 Total Non-Ad Valorem:

\$41.40

2020 Combined Total Ad Valorem and Non-Ad Valorem:

\$4,474.64

## 2020 REAL ESTATE

### PAY ONLY ONE AMOUNT

If Postmarked By  
Nov 30, 2020

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](http://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

11/25/2020

Receipt #

0002-20201125-002053

\$4,295.65

Receipt # 0002-20201125-002053

## 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](http://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](http://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.

