

Property Record Information for 1123247519

Ownership:

GRINDSTONE PARTNERS LLC  
4309 CRAYTON RD, NAPLES, FL, 34103-8526

Situs Address:

KEDGEWICK LN NORTH PORT, FL, 34288

Land Area: 9,964 Sq.Ft.

Municipality: City of North Port

Subdivision: 1792 - PORT CHARLOTTE SUB 49

Property Use: 0000 - Residential vacant site

Status OPEN

Sec/Twp/Rge: 22-39S-22E

Census: 121150027462

Zoning: R2 - RESIDENTIAL MEDIUM

Total Living Units: 0

Parcel Description: LOT 19 BLK 2475 49TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap <i>i</i>
2024	\$12,000	\$0	\$0	\$12,000	\$12,000	\$0	\$12,000	\$0
2023	\$11,500	\$0	\$0	\$11,500	\$11,500	\$0	\$11,500	\$0
2022	\$11,300	\$0	\$0	\$11,300	\$11,300	\$0	\$11,300	\$0
2021	\$5,000	\$0	\$0	\$5,000	\$4,287	\$0	\$4,287	\$713
2020	\$4,400	\$0	\$0	\$4,400	\$3,897	\$0	\$3,897	\$503
2019	\$4,400	\$0	\$0	\$4,400	\$3,543	\$0	\$3,543	\$857
2018	\$3,700	\$0	\$0	\$3,700	\$3,221	\$0	\$3,221	\$479
2017	\$3,800	\$0	\$0	\$3,800	\$2,928	\$0	\$2,928	\$872
2016	\$3,600	\$0	\$0	\$3,600	\$2,662	\$0	\$2,662	\$938
2015	\$3,200	\$0	\$0	\$3,200	\$2,420	\$0	\$2,420	\$780

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/4/2021	\$32,500	2021041838	05	CHRISTOFOROU ELLI	WD
7/31/2008	\$55,200	2008108488	X2	VANCO INTERNATIONALE LLC,	WD
6/3/2008	\$192,000	2008080318	X2	OTTO FERNSTROM & COMPANY INC,	WD
7/31/2002	\$1,300	2002125817	11	WHITMAN GUY E JR,	TD
11/1/1988	\$2,900	2082/2017	11	GENERAL DEVELOPMENT CORP	NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

## FEMA Flood Zone Information provided by Sarasota County Government



Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0403F	OUT	OUT	X	120279		OUT

\* If your property is in a SFHA or CFHA, use the [Flood Zone Map](#) to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 240-8050

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024

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