

Property Information		Request Information		Update Information
File#:	111111111	Requested Date:	02/25/2025	Update Requested:
Owner:	CITICOMMUNITIES LLC	Branch:		Requested By:
Address 1:	2635 PORTAGO LN	Date Completed:	02/25/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NORTH PORT, FL 34286	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of North Port Department of Zoning there are No Code Violation cases on this property.

Collector: City of North Port
 Payable Address: 4970 City Hall Boulevard North Port, FL 34286
 Business # (941) 429-7126

PERMITS Per City of North Port Department of Building there is an Open Permit on this property

Permit#: 23-00016028
 Permit Type: New Residential

Collector: North Port Building Department
 Payable Address: 4970 City Hall Boulevard North Port, FL 34286
 Business # (941)429-7044

SPECIAL ASSESSMENTS Per City of North Port Finance Department there are No Special Assessments/liens on the property.

Collector: City of North Port
 Payable Address: 4970 City Hall Boulevard North Port, FL 34286
 Business # (941) 429-7126

DEMOLITION NO

UTILITIES WATER AND SEWER

THE HOUSE IS ON A COMMUNITY WATER & SEWER. ALL HOUSES GO TO A SHARED WELL & SEPTIC SYSTEM.

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN



Property Record Information for 0987034225

Ownership:

CITICOMMUNITIES LLC
 1061 NASH DR, CELEBRATION, FL, 34747-4310

Situs Address:

2635 PORTAGO LN NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1504 - PORT CHARLOTTE SUB 05

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 26-39S-21E

Census: 121150027432

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 25 BLK 342 5TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> i
2024	\$15,200	\$0	\$0	\$15,200	\$15,200	\$0	\$15,200	\$0
2023	\$15,900	\$0	\$0	\$15,900	\$15,900	\$0	\$15,900	\$0
2022	\$15,500	\$0	\$0	\$15,500	\$7,587	\$0	\$7,587	\$7,913
2021	\$7,300	\$0	\$0	\$7,300	\$6,897	\$0	\$6,897	\$403
2020	\$6,400	\$0	\$0	\$6,400	\$6,270	\$0	\$6,270	\$130
2019	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2018	\$5,600	\$0	\$0	\$5,600	\$5,324	\$0	\$5,324	\$276
2017	\$5,300	\$0	\$0	\$5,300	\$4,840	\$0	\$4,840	\$460
2016	\$5,000	\$0	\$0	\$5,000	\$4,400	\$0	\$4,400	\$600
2015	\$4,000	\$0	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0

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

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
1/6/2022	\$12,100	2022003430	11	LENNON DANIEL R	TD
7/1/1982	\$2,800	1524/1540	01		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>
0391F	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.



City of North Port



Lien Search Report

Property Address:
2635 Portago Ln
North Port, Florida 34286

Effective Date:
02/24/2025

Requested By:
Stellar Innovations
2605 Maitland Center Parkway,
Suite C
Maitland, Florida 32751

Folio#: 0987034225

1. City Assessments			
Type:	MR Customer #:	Amount Due:	
None found			
2. Fines and Liens (Code Enforcement and Special Assessments)			
Description:	Case / Account #:	Amount Due:	Notes:
None Found			
3. Utilities*			
Type:	Location #:	Utility & Fee Totals:	Payoff Good Thru:
No services provided			
Capacity Fee Payoff & MR Cust #:		Notes:	
4. Commercial Solid Waste			
Account / Location #:	Amount Due:	Effective Date:	Notes:
N/A			

Please issue payment for any monies due on above report directly to The City of North Port, 4970 City Hall Blvd, North Port, FL 34286-4100

Should you have a Department related question, please see below:

1. Finance (City Assessments) questions? Call 941-429-7106
 2. Code enforcement/Special Assessment questions? Call 941-429-7266
- Please note, to make a payment, go to <https://aca-prod.accela.com/NORTHPORT/Default.aspx> and click on the Code Enforcement tab.
3. Utility questions? Call 941-429-7122
 4. Public Works (Commercial Solid Waste) questions? Call 941-240-8050

To check Building Permit activity, go to www.northportfl.gov, select 'Building & Permitting', then select 'Permit Lookup' on the top bar, select 'Select Permit' enter the address or Parcel ID# for a list of building permits for that property.



Search Applications

Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information

Select the search type from the drop-down list.

General Search

General Search 

Search All Records

Record Number:

Record Type:

Project Name:

Start Date:  End Date: 

License Type:

State License Number:

First: Last: Name of Business:

Business License #:

Street No.: - Direction:  Street Name:  Street Type:

Unit Type: 

Unit No.: 

Parcel No.:

City:

State:

Zip:

Country:

Search

Clear

Search...



Search Applications

Record 23-00016028:

Residential New

Record Status: Schedule Inspection

Record Info ▼

Payments ▼

Work Location

2635 Portago Ln

North Port FL 342865137 *

Record Details

Applicant:

Organization

Citi Communities

jbagley@cityhomes-us.com

Project Description:

CITICOMMUNITIES LLC

SFR-Private Provider Review & Inspections

Owner:

CITICOMMUNITIES LLC *

1061 NASH DR

KISSIMMEE FL 34747

▼ More Details

[Related Contacts](#)

[Application Information](#)

[Parcel Information](#)

Parcel Number:0987034225 *

Block:03

Lot:4225

Subdivision:PORT
CHARLOTTE SUB 05

[Print/View Record](#)

[Print/View Summary](#)

City of North Port, 4970 City Hall Boulevard, North Port, FL 34286, Tel: (941) 429-7000