

Online Data Reports

Property Report For:

1481 MARKET CIR #Z

Port Charlotte, FL

33953

Prepared On:

April 22, 2024

[Report Link](#)

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1481 Market Cir #z

Port Charlotte, FL 33953 (Charlotte County)

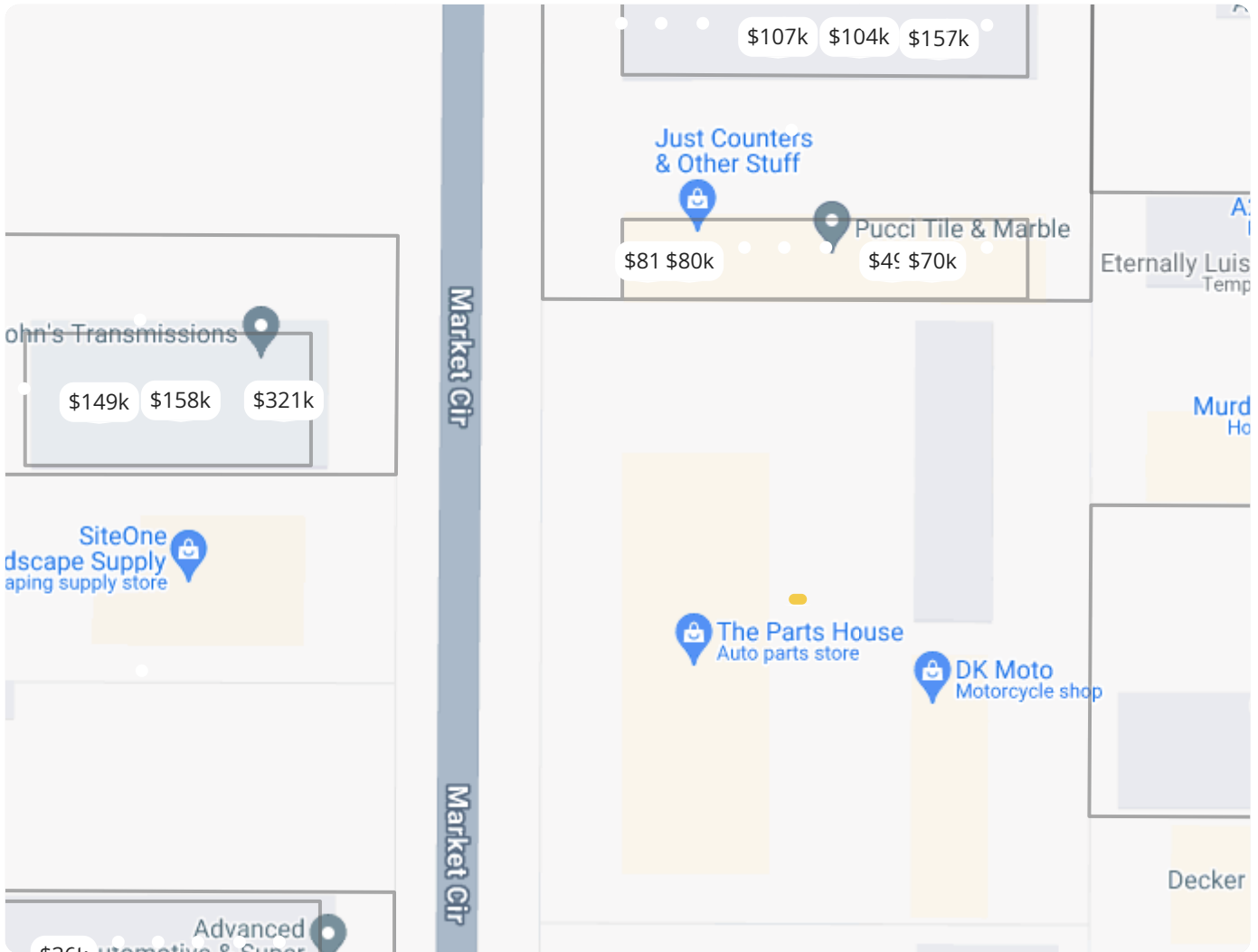
Estimated Value

\$871K

✂ Constructed in 1983 🏠 Industrial

14,000 sq. ft. living area

🏠 Satellite View & Map





Owners & Residents

Nxk Investments Llc

Jea Market Circle Llc

Anderson James E Trust



Ownership Timeline



2023 - Present

Nxk Investments Llc

Date of Purchase	Purchase Price
December 2023	\$4,000,000



2009 - 2023

Jea Market Circle Llc

Date of Purchase	Purchase Price
May 2009	\$491,600



N/A - 2009

Anderson James E Trust

Property Details

Building Details

Overall Attributes

Total Square Footage

 24,635 sq. ft.

Number Of Stories

 1

Year Built

 1983

Roof Material Type

 Shingle

Interior Dimensions

Total Finished Areas

 24,635 sq. ft.

Other Details

Air Conditioning Type

 Yes


Exterior Wall Type

 Concrete Block

Heating

 Forced Air

Fire Resistance Class

 Buildings Having FireProofed Structural Steel Frames Carrying All Wall, Floor And Roof Loads. Wall, Floor And Roof Structures Are Built Of Non-Combustible Materials.

Fire Sprinklers

 No

Storm Shutter

 Yes

Canopy

 1,185 Sq. Ft.

Legal Description

 4,5 4, PORT CHARLOTTE INDUST PARK, 7 61, 07 40 22



Lot Information

Legal Description

4,5 4PORT CHARLOTTE INDUST PARK7 610
7 40 22

Land Use Code

Warehouse, STORAGE

County Land Use Code

12015

County

Charlotte

Subdivision Name

Port Charlotte Industrial Park

Subdivision Description

4,5 4PORT CHARLOTTE INDUST PARK7 610
7 40 22

Type Of Deed

Warranty Deed

Coordinates

27.012467, -82.154453

Lot Size

79,500 sq. ft.

Number Of Buildings

3

Assessed Year

2023

Assessed Value

1220175

Parcel Number

40-22-07-153-002

Tract Name

Census Tract 203.02

GEOID

12015020302

Qualified GEOID

1400000US12015020302

Businesses At This Address

Cliff S Carpet Outlet Inc

Domestic Profit Corporation

#P95000067717

Inactive

Filing State	Managed By	Filing Date	Company Age
FL	DUFFUS CLIFFORD M	August 30, 1995	28 Years, 7 Months

Company Contacts

[DUFFUS CLIFFORD M](#)

1234 STAMFORD STREET PORT CHARLOTTE, FL
33952

Impulse Distributing Inc

Domestic Profit Corporation

#P01000087731

Inactive

Filing State	Managed By	Filing Date	Company Age
FL	LEBLANC RICHARD	September 06, 2001	22 Years, 7 Months

Company Contacts

[LEBLANC RICHARD](#)

6127 GILLOT BLVD. PORT CHARLOTTE, FL
33981

Geshu Com Inc

Domestic Profit Corporation

#P09000076108

Inactive

Filing State	Managed By	Filing Date	Company Age
FL	BRANHAM ROEN P	September 11, 2009	14 Years, 7 Months

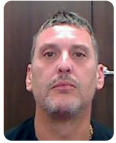
Company Contacts

[BRANHAM ROEN P](#)

21915 CATHERINE ST PORT CHARLOTTE, FL
33952

Nearest Sex Offenders

▼ Show 3 More Businesses



[Joseph Jr Edward Vieira](#)

White, Male

7.4 miles away

SEX OFFENSE, OTHER STATE (INDECENT ASSAULT AND BATTERY)



[Deniece Yavon Roberts](#)

White, Female

7.5 miles away

Unlawful Sexual Activity With Certain Minors 16/17 Yr Old, F.S. 794.05(1) (PRINCIPAL)



[Roland Jr Maurice Prive](#)

White, Male

7.8 miles away

USE COMPUTR SEX W/MINOR, F.S. 847.0135(2)



[Willie Lee Ham](#)

Black, Male

8 miles away

LEWD,LASCIVIOUS CHILD U/16, F.S. 800.04 (PRINCIPAL)



[Michael Lewis Mangham](#)

White, Male

8.7 miles away

SEX OFFENSE, OTHER STATE (SEX ASSAULT / CHILD - ATTEMPTED)



[Michal E E Auclair](#)

White, Male

9.2 miles away

Lewd Or Lascivious Conduct Victim Under 16 Years Old By Offender 18 Years Or Older, F.S. 800.04(6)(B) (PRINCIPAL)



Deeds & Sales Records



December 28, 2023

Warranty Deed

INDUSTRIAL

Arms-Length

Seller

Limited Liability Company

Jea Market Circle Llc

1381 Market Cir

Buyer

Limited Liability Company

Nxk Investments Llc

17940 Toledo Blade Blvd

County Records

APN #

40-22-07-153-002

Document Type

Warranty Deed

County

Charlotte

Document #

0003354112

Instrument #

3354112

Purchase Type

Transfer

Title Records

Transaction Id

1024721599

Company

Attorney Only

Code

5421

Tract

C

Block

4

Lot

4

Seller Records

Address Type

High-Rise

Buyer Records

Address Type

High-Rise

Vesting Changes



May 07, 2009

Warranty Deed

INDUSTRIAL

Arms-Length

Seller

Anderson James E Trust

Buyer

Jea Market Circle Llc

1381 Market Cir #6

County Records

APN #	Document Type	County
40-22-07-153-002	Warranty Deed	Charlotte

Document #	Purchase Type
0033821632	Transfer

Title Records

Transaction Id	Company	Code
268965079	Attorney Only	5421

Block	Lot	Plat Map Book
4	4,5	7

Plat Map Page
61

Buyer Records

Vesting Changes

Property Taxes

Most Recent Tax Assessment (2023)

\$1,220,175

Total Value

-
Land Value

-
Improvement Value

\$31,475

Property Tax

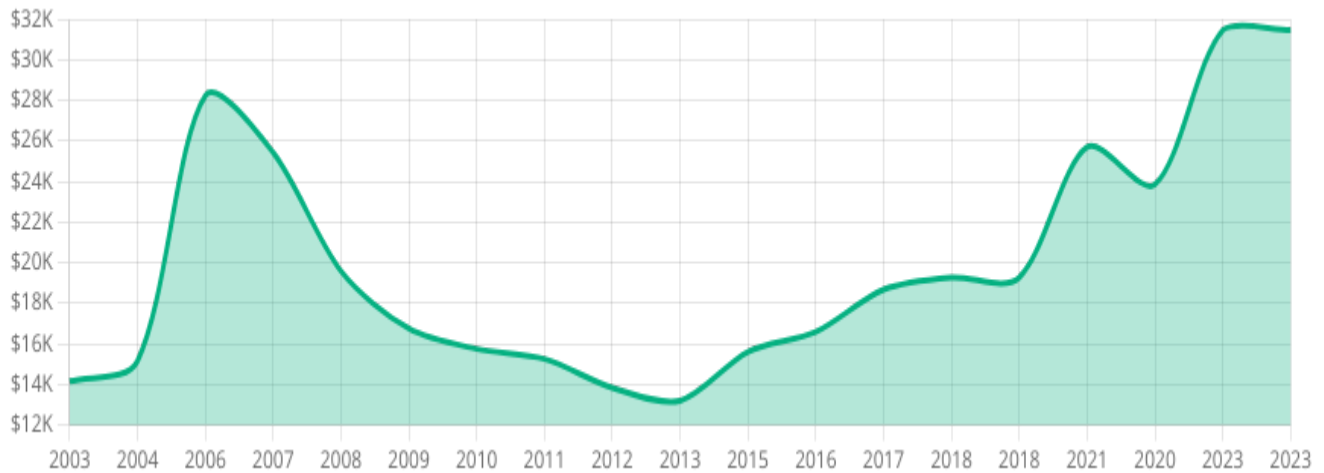
2.58%

Tax Rate

+31.9%

Change from last year

Property Tax History



Year	Property Tax	Change
2023	\$31,475	+31.9%
Land	Additions	Assessment
-	-	\$1,220,175
Year	Property Tax	Change
2020	\$23,859	-7.2%
Land	Additions	Assessment
\$192,589	+ \$1,004,641	= \$916,735
Year	Property Tax	Change
2020	\$25,702	+33.3%
Land	Additions	Assessment
\$192,589	+ \$1,004,641	= \$1,197,230
Year	Property Tax	Change
2019	\$19,278	0.0%
Land	Additions	Assessment
\$192,589	+ \$989,754	= \$833,395

Year 2018	Property Tax \$19,278	Change +3.2%
Land \$192,589	+ Additions \$706,793	= Assessment \$899,382
Year 2017	Property Tax \$18,683	Change +12.6%
Land \$192,589	+ Additions \$702,405	= Assessment \$894,994
Year 2016	Property Tax \$16,590	Change +6.3%
Land \$192,589	+ Additions \$482,227	= Assessment \$674,816
Year 2015	Property Tax \$15,611	Change +18.2%
Land \$226,575	+ Additions \$472,604	= Assessment \$569,220
Year 2013	Property Tax \$13,203	Change -4.6%
Land \$290,175	+ Additions \$263,272	= Assessment \$470,430
Year 2012	Property Tax \$13,842	Change -9.3%
Land \$290,175	+ Additions \$318,447	= Assessment \$517,329
Year 2011	Property Tax \$15,256	Change -3.1%
Land \$290,175	+ Additions \$422,564	= Assessment \$605,828
Year 2010	Property Tax \$15,751	Change -6.0%
Land \$353,775	+ Additions \$314,089	= Assessment \$596,068
Year 2009	Property Tax \$16,755	Change -14.5%
Land \$325,950	+ Additions \$501,349	= Assessment \$703,204
Year	Property Tax	Change

2008	\$19,591	-23.0%
Land	Additions	Assessment
\$361,725	+ \$602,488	= \$909,735
Year	Property Tax	Change
2007	\$25,437	-10.0%
Land	Additions	Assessment
\$433,275	+ \$525,702	= \$1,534,363
Year	Property Tax	Change
2006	\$28,250	+86.3%
Land	Additions	Assessment
\$500,642	+ \$413,400	= \$1,526,450
Year	Property Tax	Change
2004	\$15,162	+7.1%
Land	Additions	Assessment
-	-	\$709,045
Year	Property Tax	Change
2003	\$14,152	-
Land	Additions	Assessment
\$190,800	+ \$474,180	= \$664,980



Building Permits ?

Overview

Total Cost of Work	Number of Permits	Unique Contractors
\$151	2	2

Ld Row Utility Internet

1 Permit

Commercial Change Of Occupancy

1 Permit



15/02/2018

Ld - Row Utility-Internet

Applicant

Jea Market Cir LLC
1481 Market Cir #z, Port Charlotte, FL

Status	Permit #
Complete	20180204026

Description
Proposed placement of approx. 12 of 2 hdpe dir-bore and 6 of direct buried fiber



04/10/2010

Commercial Change Of Occupancy

Contractor

heather mc elary

Applicant

Jea Market Cir LLC
1481 Market Cir #z, Port Charlotte, FL

Fees	Status	Permit #
\$151	Complete	20101011090

Description
UNIT Z.... The Busted Knukle Garage inc..BTR ACCT. #22147...BUSINESS DESCRIPTION (1816 REPAIR & MAINTENANCE (MOTORCYCLE/MV80833)



Foreclosures

No Foreclosures found