



Site Address	306 SW 145 AVENUE, PEMBROKE PINES FL 33027	ID #	5140 15 09 0010
Property Owner	PP OMNI VENTURES LLC	Millage	2613
Mailing Address	7085 MANLIUS CENTER RD E SYRACUSE NY 13057	Use	11

Abbreviated Legal Description	DUKE REALTY PEMBROKE TWO 181-185 B PAR A
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The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$7,094,790	\$13,683,660	\$20,778,450	\$20,778,450	
2017	\$7,094,790		\$7,094,790	\$7,094,790	\$137,688.01
2016	\$7,094,790		\$7,094,790	\$7,094,790	\$140,803.89

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$20,778,450	\$20,778,450	\$20,778,450	\$20,778,450
Portability	0	0	0	0
Assessed/SOH	\$20,778,450	\$20,778,450	\$20,778,450	\$20,778,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$20,778,450	\$20,778,450	\$20,778,450	\$20,778,450

Sales History			
Date	Type	Price	Book/Page or CIN
5/8/2014	SWD-Q	\$7,915,000	112284636

Land Calculations		
Price	Factor	Type
\$28.85	245,920	SF
Adj. Bldg. S.F. (Card, Sketch)		41906
Eff./Act. Year Built: 2018/2017		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			3V					
C			3V					
41906			5.65					