

780 S FLAMINGO ROAD



<b>Site Address</b>	780 S FLAMINGO ROAD, DAVIE FL 33325	<b>ID #</b>	5040 12 00 0092
<b>Property Owner</b>	FLORIDA AQUATIC NURSERIES INC	<b>Millage</b>	2412
<b>Mailing Address</b>	2400 SW 154 AVE DAVIE FL 33326	<b>Use</b>	69
<b>Abbr Legal Description</b>	12-50-40 THAT PT OF SEC 12 DESC AS, COMM AT NW COR OF SEC 12, SLY 1307.55 ALG W/L, ELY 250 TO POB, NLY FOR 252.28 ALG E LTD ACC/L, NE ALG SAME 39.26 TO PT ON EXIST S LTD ACC/L OF S.R. 84, SELY ALG SAME TO LINE 660 E OF & PARA TO W/L OF SEC, SLY ALG SAID LINE TO PT ON LINE 3966 NLY OF S/L OF SEC 12, WLY 410 TO POB, LESS THEREFROM ELY 100 FT		

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						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2018	\$216,930	\$4,000	\$211,950	\$8,980	\$8,980	
2017	\$216,930	\$76,750	\$211,950	\$81,730	\$81,730	\$1,681.90
2016	\$216,930	\$76,750	\$211,950	\$81,730	\$81,730	\$1,729.85

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$8,980	\$8,980	\$8,980	\$8,980
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$8,980	\$8,980	\$8,980	\$8,980
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$8,980	\$8,980	\$8,980	\$8,980

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2017	WD*-T	\$100	114777929	\$3,000	1.66	NU
7/1/1985	WD	\$100	12739 / 647			
5/1/1984	QCD	\$100				
				\$130,680	1.66	AG
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24			B					
L			B					
1								

780 S FLAMINGO ROAD



<b>Site Address</b>	780 S FLAMINGO ROAD, DAVIE FL 33325	<b>ID #</b>	5040 12 00 0100
<b>Property Owner</b>	FLORIDA AQUATIC NURSERIES INC	<b>Millage</b>	2412
<b>Mailing Address</b>	2400 SW 154 AVE DAVIE FL 33326	<b>Use</b>	69
<b>Abbr Legal Description</b>	12-50-40 N 100 OF S 3966 OF W 660 OF W 1/2 LESS W 230 FOR RD R/W		

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						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2018	\$129,370	\$152,970	\$126,400	\$155,940	\$155,940	
2017	\$129,370	\$147,670	\$126,400	\$150,640	\$150,640	\$3,192.47
2016	\$129,370	\$147,670	\$126,400	\$150,640	\$150,640	\$3,342.04

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$155,940	\$155,940	\$155,940	\$155,940
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$155,940	\$155,940	\$155,940	\$155,940
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$155,940	\$155,940	\$155,940	\$155,940

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2017	WD*-T	\$100	114777929	\$3,000	0.99	NU
3/1/2016	DR*-T		113550768			
9/26/1997	WD*	\$169,600	27267 / 17			
7/1/1964	WD	\$3,300	5467 / 640	\$130,680	0.99	AG
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2400
				<b>Units</b>		1
				<b>Eff./Act. Year Built: 1969/1968</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24			B					
W			B					
2400								

780 S FLAMINGO ROAD



<b>Site Address</b>	780 S FLAMINGO ROAD, DAVIE FL 33325	<b>ID #</b>	5040 12 00 0110
<b>Property Owner</b>	FLORIDA AQUATIC NURSERIES INC	<b>Millage</b>	2412
<b>Mailing Address</b>	2400 SW 154 AVE DAVIE FL 33326	<b>Use</b>	69
<b>Abbr Legal Description</b>	12-50-40 N 165 OF S 3866 OF W 660 OF W 1/2 LESS W 230 FOR RD R/W		

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Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2018	\$213,010	\$19,040	\$208,120	\$23,930	\$23,930	
2017	\$213,010	\$22,410	\$208,120	\$27,300	\$27,300	\$553.12
2016	\$213,010	\$22,410	\$208,120	\$27,300	\$27,300	\$562.21

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$23,930	\$23,930	\$23,930	\$23,930
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$23,930	\$23,930	\$23,930	\$23,930
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$23,930	\$23,930	\$23,930	\$23,930

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2017	WD*-T	\$100	114777929	\$3,000	1.63	NU
3/1/2016	DR*-T		113550768			
9/26/1997	WD*	\$169,571	27267 / 17	\$130,680	1.63	AG
			5467 / 641			
				Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24			B					
L			B					
1								

880 S FLAMINGO ROAD



<b>Site Address</b>	880 S FLAMINGO ROAD, DAVIE FL 33325-4402	<b>ID #</b>	5040 12 00 0120
<b>Property Owner</b>	FLORIDA AQUATIC NURSERIES INC	<b>Millage</b>	2412
<b>Mailing Address</b>	2400 SW 154 AVE DAVIE FL 33326	<b>Use</b>	69
<b>Abbr Legal Description</b>	12-50-40 N 270 OF S 3701 OF W 660 OF W 1/2 LESS W 262 FOR RD R/W		

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						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2018	\$322,780	\$491,410	\$225,990	\$588,200	\$588,200	
2017	\$322,780	\$477,480	\$181,310	\$574,270	\$568,860	\$11,960.31
2016	\$322,780	\$458,910	\$242,260	\$600,380	\$566,310	\$12,312.15

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$588,200	\$588,200	\$588,200	\$588,200
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$588,200	\$588,200	\$588,200	\$588,200
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$588,200	\$588,200	\$588,200	\$588,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2017	WD*-T	\$100	114777929	\$3,000	1.77	NU
8/4/2008	WD-D	\$670,000	45599 / 427	\$130,680	0.70	AC
1/30/2008	PRD-T	\$100	45144 / 1831			
8/1/1969	WD	\$35,000		\$130,680	1.77	AG
10/1/1968	WD	\$29,500		<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2948
				<b>Units</b>		1
				<b>Eff./Act. Year Built: 1958/2008</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24	D		B					
R	1		B					
1								

# Aerial Location Map Florida Atlantic Nurseries

