

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

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).

IIICI	ude a re	duction	TOI COSTS		ale and other a			'	uirea by	Sec.	193.01	1(0).
				Pro	perty Assessm	ı						
Year	Land	1	Building / mprovemer	nt	Agricultural Savings	Jı		Market lue	Asses SOH V		T	ax
2018	\$216,93	30	\$4,000		\$211,950	\$8,9	\$8,980 \$8,98		30			
2017	\$216,9	30	\$76,750		\$211,950		\$81,	730	\$81,7	30	\$1,68	1.90
2016	\$216,93	30	\$76,750		\$211,950		\$81,	730	\$81,7	30	\$1,72	9.85
		2	2018 Exemp	tions	and Taxable Va	lues	by T	axing Au	thority			
County School Board							M	unicipal		Indep	endent	
Just Va	alue		\$8	,980		\$8,	980		\$8,980			\$8,980
Portab	ility			0			0		0			0
Assess	sed/SOH		\$8	,980		\$8,980 \$8,980			\$8,980			
Homes	tead			0	0			0	0			
Add. H	omestead	t		0	0				0			0
Wid/Ve	t/Dis			0	ĺ		0		0			0
Senior				0	ĺ		0 0			0		
Exemp	t Type			0			0	0 0			0	
Taxable	е		\$8	,980		\$8,	980	980 \$8,980			\$8,980	
		S	ales History	/					Land Cal	culatio	าร	
D	ate	Type	Price	В	ook/Page or CIN			Price)	Fa	ctor	Туре
12/11	/2017	WD*-T	\$100		114777929			\$3,000)	1 (36	NU
7/1/	1985	WD	\$100		12739 / 647			40,000	-			
5/1/	1984	QCD	\$100									
								\$130,68	30	1.0	 36	AG
							Adj. Bldg.	S.F. (Ca	rd, Ske	tch)		
' Denot	es Multi-P	arcel Sale	e (See Deed)			$\overline{}$					

* Denotes I	Multi-Parcel	Sale	(See	Deed)
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	Special Assessments							
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
24			В					
L			В					
1								



Site Address	780 S FLAMINGO ROAD, DAVIE FL 33325	ID#	5040 12 00 0100
Property Owner	FLORIDA AQUATIC NURSERIES INC	Millage	2412
Mailing Address	2400 SW 154 AVE DAVIE FL 33326	Use	69
Abbr Legal Description	12-50-40 N 100 OF S 3966 OF W 660 OF W1/2 LESS W 230 FC	R RD R/W	I

							et in com d other a							
					Prop	erty	Assessme	ent \	Values	i				
Year	La	and		Building / proveme			cultural vings	J	ust / M Valu			ssed / Value		Тах
2018	\$129	,370	\$	152,970	152,970 \$126,400				\$155,9	155,940 \$155			940	
2017	\$129	,370	\$	147,670		\$120	6,400		\$150,6	340	\$150,640		\$3,	192.47
2016	\$129	,370	\$	147,670		\$120	6,400	\$150,640			\$150,	,640	\$3,3	342.04
			20	18 Exemp	otions a	ınd T	axable Va	lues	by Ta	xing Au	thority			
					ounty		Scho	ol B	oard	M	lunicipal	1	Inde	pendent
Just Va	alue			\$1	55,940			\$155	5,940		155,940		;	\$155,940
Portabi					0				0		0	_		0
Assess		Н		\$1	55,940			\$155,940 \$155,940			-		\$155,940	
Homes					0	0			0	+		0		
Add. Ho		ead	0 0				0			0				
Wid/Ve	t/Dis			0 0 0				+		0				
Senior	4 Tuma				0				0		0	<u></u>		0
Exempt				¢1	55,940			1155	5,940					\$155,940
Taxable	U		0-1	·) I J),940 <u> </u>					φ133, 94 0
	ate	Tuna	- 1	es Histor Price		a le/D	age or CII	Land Calculations IN Price Facto					Tuna	
12/11/		Type WD*-T	_		D		777929	<u> </u>	-	\$3,000		0.9		Type NU
				\$100	_			\dashv		φ3,000		0.9	9	NU
3/1/2		DR*-T		* 4 0 0 0 0 0	_		550768	\dashv						
9/26/1		WD*	+	\$169,600	_		267 / 17	_		\$130,68	sO	0.9	9	AG
7/1/1	964	WD		\$3,300	_	546	67 / 640		Ac	· ,	S.F. (Ca			2400
<u></u>										.j. =g.	Units	,	,	1
* Denote	es Mult	i-Parcel S	sale (See Deed	i)					Eff./A	ct. Year	Built: 19	69/19	<u> </u>
	Special Assessments													
Fire	<u>, I</u>	Garb		Light	Dra	•	Impr	T	Safe	C4.	orm	Clear	,	Misc
24	<u>-</u>	Garu	╁	Light	Dra B	111	iiiibi	-	Jaie	31	Offic	Oledi	' 	WIISC
W	-		╁		В			1		+-			\dashv	
2400	, 		╁					1		+			\dashv	
2400	<u> </u>						<u></u>							



Site Address	780 S FLAMINGO ROAD, DAVIE FL 33325	ID#	5040 12 00 0110
Property Owner	FLORIDA AQUATIC NURSERIES INC	Millage	2412
Mailing Address	2400 SW 154 AVE DAVIE FL 33326	Use	69
Abbr Legal Description	12-50-40 N 165 OF S 3866 OF W 660 OF W1/2 LESS W 230 FC	R RD R/W	l

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).

incl	ude a r	eductic	n for	costs of	sa	le and other ad	dju	stme	ents requi	red by	Sec. 19	3.011	l (8).
					Pro	perty Assessme	nt \	/alue	s				
Year	La	nd		uilding / rovement	ĺ	Agricultural Savings	,		/ Market alue		essed / Value	т	ax
2018	\$213,	010	\$	19,040		\$208,120		\$23	3,930	\$23	,930		
2017	\$213,	010	\$2	22,410		\$208,120		\$27	7,300	\$27	,300	\$55	3.12
2016	\$213,	010	\$2	22,410		\$208,120		\$27	7,300	\$27	,300	\$56	2.21
2018 Exemptions and Taxable Values by Taxing Authority													
				Cou	nty	Schoo	Вс	ard	ard Municipal			Independent	
Just Va	alue		\$23,930			\$23,930			\$2	23,930 \$23,9			23,930
Portabi	ility		0							0			0
Assess	ed/SOH			\$23,9	930	\$	323,	930	\$2	23,930		\$2	23,930
Homes	tead				0			0		0			0
Add. H	omestea	ad			0			0		0			0
Wid/Ve	t/Dis				0			0		0			0
Senior					0			0		0			0
Exemp	t Type				0			0 0				0	
Taxable	9			\$23,9	930	\$	323,	930	\$2	\$23,930 \$23,93			23,930
			Sales	History			Ī		La	and Cal	culations		
Da	ate	Type		Price	В	Book/Page or CIN		Price Factor			or	Туре	
		14/D# T	_1				_						

Sales History								
Date	Type	Price	Book/Page or CIN					
12/11/2017	WD*-T	\$100	114777929					
3/1/2016	DR*-T		113550768					
9/26/1997	WD*	\$169,571	27267 / 17					
			5467 / 641					

Land Calculations								
Price	Factor	Type						
\$3,000	1.63	NU						
\$130,680	1.63	AG						
Adj. Bldg. S.F. (Ca								

^{*} Denotes Multi-Parcel Sale (See Deed)

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



Site Address	880 S FLAMINGO ROAD, DAVIE FL 33325-4402	ID#	5040 12 00 0120					
Property Owner	FLORIDA AQUATIC NURSERIES INC	Millage	2412					
Mailing Address	2400 SW 154 AVE DAVIE FL 33326	Use	69					
Abbr Legal Description								

-				-			set in cor ind other								
							y Assessn				1	- 5			(-):
Year	Laı	nd		uilding / rovement		Agricultural Savings		Just / Ma Value							x
2018	\$322,	\$322,780 \$4			491,410		\$225,990		\$588,200		\$588,200				
2017	\$322,	\$322,780 \$4			477,480		\$181,310		\$574,270		70 \$568,86		\$11,960		0.31
2016 \$322,780 \$4				458,910		\$242,260		\$600,380		30	\$566,310		0 \$12,312.15		2.15
			20 ⁻	18 Exe	mptio	ns and	Taxable V	alues	by Ta	xing A	uthority				
				Count		nty	J				Municipal		Independen		endent
Just Va	lue			\$588,200		200	\$588,2		3,200	\$588,200		00	\$588,20		88,200
Portabil	lity			0		0	(0	0		0			0
Assess	ed/SOF			\$588,200		200	\$588,2			\$588,200		00	\$588,20		88,200
Homest	ead			0		0	0			0		0	0		
Add. Ho	meste	ad		0		0			0		0	0			
Wid/Vet/Dis				0		0		0		0	0				
Senior				0		0		0		0	0				
Exempt Type				0				0	0		0	0			
Taxable				\$588,200			\$588,20			200 \$588,200			\$588,200		
			Sal	es His	tory						Land C	alculati	ons		
Da	Тур	е	Price B		Book	Book/Page or CIN		Price		е	Factor			Type	
12/11/2	12/11/2017		-T	\$100	\$100		114777929		\$3,000		1.77			NU	
8/4/20	8/4/2008		D i	\$670,000		45599 / 427			\$130,680		80	0	0.70		AC
1/30/2008		PRD	-T	\$100		45144 / 1831			1						
8/1/1969		WD)	\$35,000					\$130,680		1	1.77		AG	
10/1/1968 WD				\$29,500			A		A	dj. Bldg. S.F. (Car			ard, Sketch)		2948
* Denotes Multi-Parcel Sale (See Deed)									Units 1						
255.55 4.66. 64.6 (556 2564)								Eff./Act. Year Built: 1958/2008							
						Spe	cial Assess	smen	ts						
Fire	Fire Garb		Lig	Light I		ain	Impr	Safe		Storm		Clea	Clean		Misc
24)			В	3									
R		1			Р										

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

Aerial Location Map Florida Atlantic Nurseries

