



Site Address	4701 NW 33 AVENUE, OAKLAND PARK FL 33309	ID #	4942 18 20 0513
Property Owner	CB & TL LLC	Millage	1712
Mailing Address	4701 NW 33 AVE OAKLAND PARK FL 33309	Use	18
Abbr Legal Description	SUMMER LAKES AT 3 LAKES 117-7 B PT OF TRACTS A & B DESC'D AS, COMM AT MOST NWLY COR OF NW 33 AVE EXT AT PT ON N/L OF TR A, SELY 49.50, SLY 93, SLY 129.65 TO POB, CONT SLY 86.53, SW 183.33, SWLY 105.96, NWLY 344.63, WLY 10.64, NLY 167.66, ELY 355.93 TO POB		

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	Just / Market Value	Assessed / SOH Value	Tax
2019	\$888,390	\$3,327,560	\$4,215,950	\$4,215,950	
2018	\$888,390	\$3,021,860	\$3,910,250	\$3,910,250	\$87,738.60
2017	\$888,390	\$2,772,810	\$3,661,200	\$3,661,200	\$84,287.11

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,215,950	\$4,215,950	\$4,215,950	\$4,215,950
Portability	0	0	0	0
Assessed/SOH	\$4,215,950	\$4,215,950	\$4,215,950	\$4,215,950
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	\$4,215,950	\$4,215,950	\$4,215,950	\$4,215,950

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/8/2016	WD-D	\$3,440,000	114089288	\$10.00	88,839	SF
2/1/1993	TD*	\$522,800	20394 / 344			
Adj. Bldg. S.F. (Card, Sketch)						20448
Eff./Act. Year Built: 1998/1997						

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
C								
20448						32.37		