



Site Address	3801 S FLAMINGO ROAD, DAVIE FL 33330	ID #	5040 26 00 0010
Property Owner	AITKEN,JULIE	Millage	2413
Mailing Address	3801 S FLAMINGO ROAD DAVIE FL 33330	Use	63
Abbr Legal Description	26-50-40 NE1/4 PORTION OF N 540.19 OF 1615 DESC AS:COMM NE 1/4 SEC 26,W 814.97 ALG N/L TO POB,S 290.01 W 450.61,N 290.01,E 450.61 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	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2019	\$392,040	\$452,460	\$96,390	\$748,110	\$464,920	
2018	\$392,040	\$452,460	\$96,390	\$748,110	\$456,260	\$8,439.58
2017	\$392,040	\$426,240	\$96,390	\$721,890	\$446,880	\$8,235.89

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$748,110	\$748,110	\$748,110	\$748,110
Portability	0	0	0	0
Assessed/SOH 94	\$464,920	\$464,920	\$464,920	\$464,920
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$414,920	\$439,920	\$414,920	\$414,920

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/15/2005	QCD	\$100	40768 / 1813	\$5,500	0.77	HB
9/1/2005	DRR		40411 / 665	\$130,680	2.23	AC
8/17/2005	DRR	\$100	40381 / 869			
				\$130,680	0.77	AG
				Adj. Bldg. S.F. (Card, Sketch)		5692
				Units		1
				Eff./Act. Year Built: 1961/1955		

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