

Land Available for Taxes (LAFT) Properties to be Escheated to Broward County

Tax Deed Number: 41230

Tax Account Number: 49425000048

Current Owner: FL Palm Aire Corp.

Short Legal Description: 95-Rivers & lakes, submerged lands

5-49-42 ALL LYING E OF E R/W/L OF FSTA LESS GOV LOTS 1,2, CANAL
& RDS LESS P/P/A 89/142, 103/7-8, 108-1 108/48 B, 118/368, 123-36 B
LESS PALM-AIRE CC CONDOS, REC AREAS, LESS PT K/A PALM-AIRE OAKS
COURSE 2 SEC, LESS ORS 6047/434

Tax Deed Applicant: Adobe REI, LLC

Site Address: N Palm Aire Drive, Pompano Beach Florida 33069

Total Taxes: \$17,783.75

LAFT Date: 1/11/2019

Auction Date: 11/14/2018

Zoning/Use: Rivers & lakes, submerged lands



PROPERTY SUMMARY

Tax Year: 2022
Property ID: 494205000048
Property Owner(s): FL PALM AIRE CORP
Mailing Address: 2600 N PALM AIRE DR POMPANO BEACH, FL 33069-3465
Physical Address: N PALM AIRE DRIVE POMPANO BEACH, 33069

Property Use: 95 - Rivers & lakes, submerged lands
Millage Code: 1512
Adj. Bldg. S.F.: 0
Bldg Under Air S.F.:
Effective Year: 0
Year Built:
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
Abbr. Legal Des.: 5-49-42 ALL LYING E OF E R/W/L OF FSTA LESS GOV LOTS 1,2,CANAL & RDS,LESS P/P/A 89/142,103/7-8,108-1 108/48 B,118/368,123-36 B LESS PALM-AIRE CC CONDOS,REC AREAS, LESS PT K/A PALM-AIRE OAKS COURSE 2 SEC,LESS ORS 6047/434, 6138/636,6319/212,6593/484, 7240/17,8130/962,8170/660, 8174/202,8466/364,8665/699, 8669/978,8714/517,8739/327, 8766/353,8800/805,8800/691, 15498/873

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$40,290	0	0	\$40,290	\$40,290	
2021	\$40,290	0	0	\$40,290	\$40,290	
2020	\$40,290	0	0	\$40,290	\$40,290	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$40,290	\$40,290	\$40,290	\$40,290
Portability	0	0	0	0
Assessed / SOH	\$40,290	\$40,290	\$40,290	\$40,290
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$40,290	\$40,290	\$40,290	\$40,290
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
				\$4,360	9.24 Acre	Acreage

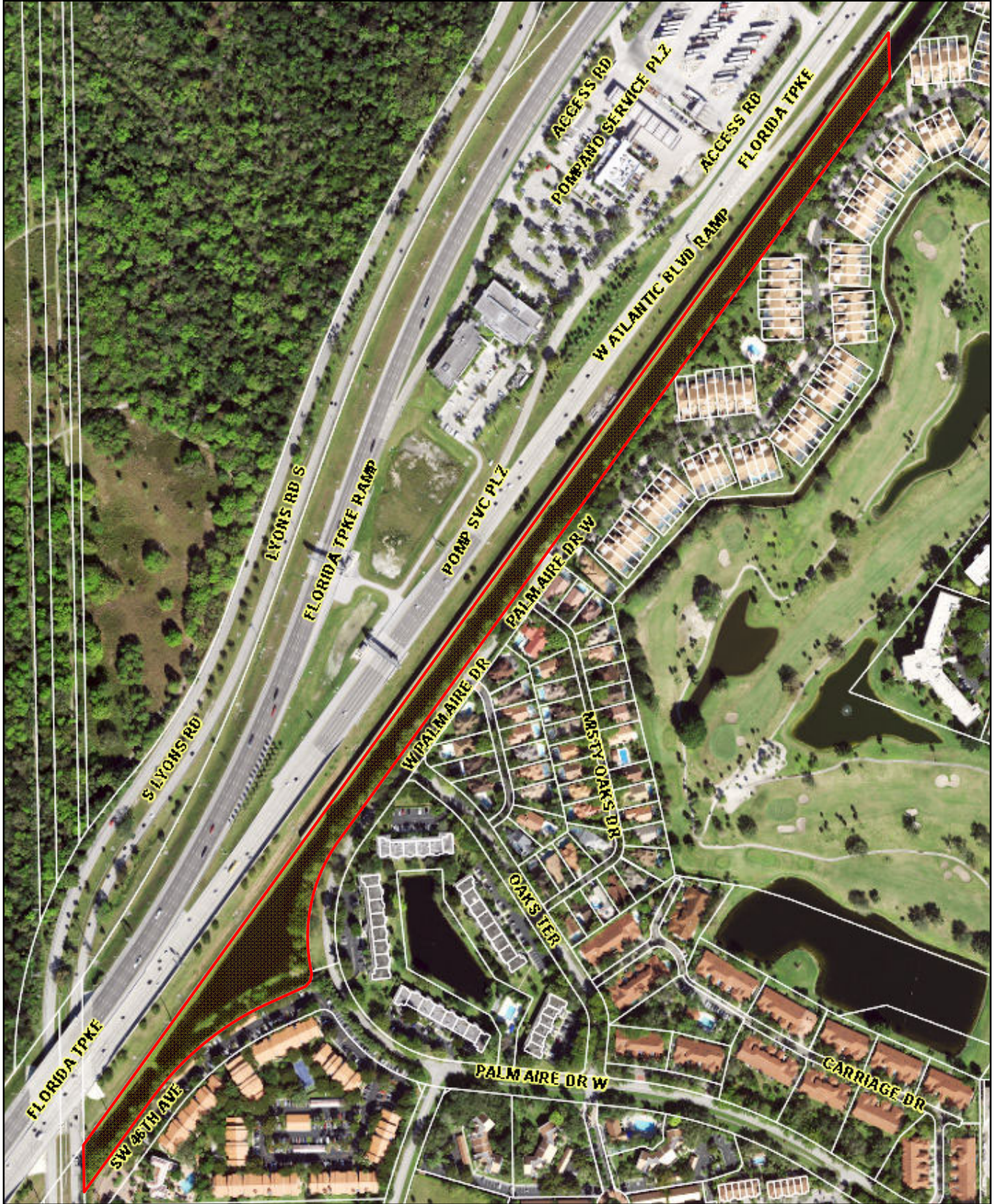
RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS										SCHOOL		
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
Pompano Beach Fire Rescue (15)			Water Management (4C)									Cypress Elementary: B
Vacant Lots (L)			Water Management (4C)									Pompano Beach Middle: C
												Blanche Ely High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Jared Moskowitz	22	Ted Deutch



Land Available for Taxes (LAFT) Properties to be Escheated to Broward County

Tax Deed Number: 40978

Tax Account Number: 504106050061

Current Owner: Asset Disposition Trust, LLC c/o Cohen & Roth LLC

Short Legal Description: 00-vacant residential
VALMORAL PARCEL 540 106049 B COMM AT SW COR OF SAID
PLAT, NLY ALG W/L 179 17, ELY 109.20 TO POB CONT ELY
17.81,NLY 17.84, SLY 21.50 TO POB AKA: 17.8 FT STRIP ADJ TO
UNIT 6

Tax Deed Applicant: Adobe REI, LLC

Site Address: N Palm Aire Drive, Pompano Beach, Florida

33069 Total Taxes: \$4,658.78

LAFT Date: 1/11/2019

Auction Date: 11/14/2018

Zoning/Use: Rivers & lakes, submerged lands

PROPERTY SUMMARY

Tax Year: 2022	Property Use: 00 - Vacant residential	Deputy Appraiser: Residential Department
Property ID: 504106050061	Millage Code: 2212	Appraisers Number: 954-357-6831
Property Owner(s): ASSET DISPOSITION TRUST LLC % COHEN & ROTH LLC	Adj. Bldg. S.F: 0	Email: realprop@bcpa.net
Mailing Address: 717 PONCE DE LEON BLVD #220A CORAL GABLES, FL 33134	Bldg Under Air S.F:	Zoning : PRD-16Q - PLANNED DISTRICTS
Physical Address: NW 110 TERRACE PLANTATION, 33324	Effective Year: 0	Abbr. Legal Des.: VALMORAL PARCEL 540 106-49 B COMM AT SW COR OF SAID PLAT,NLY ALG W/L 179.17,ELY 109.20 TO POBCONT ELY 17.81,NLY 21.50,WLY 17.84,SLY 21.50 TO POB AKA: 17.8 FT STRIP ADJ TO UNIT 6
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$7,660	0	0	\$7,660	\$7,660	
2021	\$7,660	0	0	\$7,660	\$7,660	
2020	\$7,660	0	0	\$7,660	\$7,660	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$7,660	\$7,660	\$7,660	\$7,660
Portability	0	0	0	0
Assessed / SOH	\$7,660	\$7,660	\$7,660	\$7,660
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$7,660	\$7,660	\$7,660	\$7,660
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
09/14/2012	Tax Deed Disqualified Sale	\$3,300	49079 / 66	\$20.00	383 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

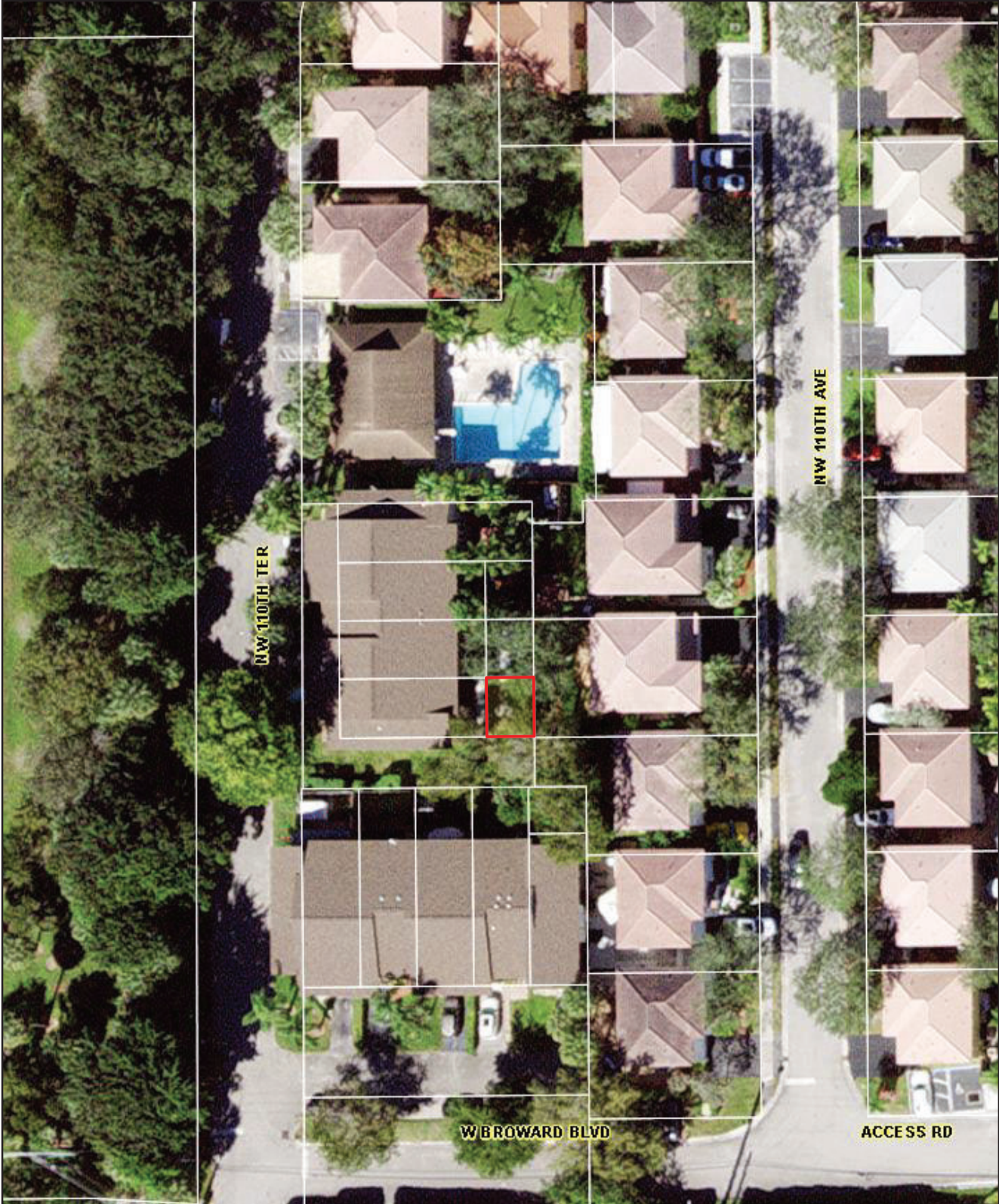
Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504106050030	02/18/2022	Quit Claim Deed	Disqualified Sale	\$126,600	117969875	11017 W BROWARD BLVD PLANTATION, FL 33324
504106050070	09/08/2020	Warranty Deed	Qualified Sale	\$285,000	116743221	11027 W BROWARD BLVD PLANTATION, FL 33324
504106050040	07/25/2019	Special Warranty Deed	Disqualified Sale	\$7,700	115971876	11019 W BROWARD BLVD PLANTATION, FL 33324
504106050030	10/26/2018	Warranty Deed	Qualified Sale	\$262,500	115430254	11017 W BROWARD BLVD PLANTATION, FL 33324

SPECIAL ASSESSMENTS										SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
			Old Plantation Water (P)			Plantation Stormwater (PL)				Central Park Elementary: A
			Old Plantation Water (P)							Seminole Middle: B
			0.01			1.00				Plantation High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	5	Steve Geller	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
	Michael Gottlieb	32	Lauren Frances Book	Laurie Rich Levinson

Property ID: 504106050061



Land Available for Taxes (LAFT) Properties to be Escheated to Broward County

Tax Deed Number: 40987

Tax Account Number: 494136BA0200

Current Owner: Metayer, Lemene & Roselie

Short Legal Description: 00-vacant residential
PARK SOUTH SIX INC CONDO UNIT 210 BLDG 19 PER CDO
BK/PG

Tax Deed Applicant: 5T Wealth Partners LP

Site Address: 1590 NW 43 Avenue, #210, Lauderhill, FL 33313

Total Taxes: \$7,843.08

LAFT Date: 1/11/2019

Auction Date: 10/17/2018

Zoning/Use: Vacant, Residential

PROPERTY SUMMARY

Tax Year: 2021	Property Use: 00 - Vacant residential	Deputy Appraiser: Condo Department
Property ID: 494136BA0200	Millage Code: 1912	Appraisers Number: 954-357-6832
Property Owner(s): METAYER, LEMENE & ROSELIE	Adj. Bldg. S.F.: 0	Email: condoinfo@bcpa.net
Mailing Address: 1920 MANATEE DR KISSIMMEE, FL 34759-5361	Bldg Under Air S.F.:	Zoning : RM-22 - MULTI-FAMILY (22) RESIDENTIAL
Physical Address: 1590 NW 43 AVENUE # 210 LAUDERHILL, 33313	Effective Year: 1969	Abbr. Legal Des.: PARK SOUTH SIX INC CONDO UNIT 210 BLDG 19 PER CDO BK/PG: 3818/182
	Year Built: 1968	
	Units/Beds/Baths: 1 / 0 / 0	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	0	0	\$6,570	\$6,570	
2020	0	0	\$6,570	\$6,570	
2019	0	0	\$6,570	\$6,570	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$6,570	\$6,570	\$6,570	\$6,570
Portability	0	0	0	0
Assessed / SOH	\$6,570	\$6,570	\$6,570	\$6,570
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$6,570	\$6,570	\$6,570	\$6,570
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
07/14/2006	Warranty Deed	\$87,000	42542 / 435			
04/18/2001	Warranty Deed	\$34,000	31554 / 9			
10/06/1995	Warranty Deed	\$22,500	24024 / 810			
10/01/1980	Warranty Deed	\$19,500	9508 / 189			
03/01/1969	Warranty Deed	\$15,800				

LAND CALCULATIONS

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494136BA0220	04/22/2021	Tax Deed	Disqualified Sale	\$9,100	117230489	1590 NW 43 AVE #302 LAUDERHILL, FL 33313
494136BA0150	04/21/2021	Tax Deed	Disqualified Sale	\$18,100	117230426	1590 NW 43 AVE #205 LAUDERHILL, FL 33313
494136BA0180	08/03/2020	Tax Deed	Non-Sale Title Change	\$1,900	116652335	1590 NW 43 AVE #208 LAUDERHILL, FL 33313
494136BA0260	08/03/2020	Tax Deed	Non-Sale Title Change	\$1,900	116652311	1590 NW 43 AVE #306 LAUDERHILL, FL 33313
494136BA0050	05/21/2020	Tax Deed	Disqualified Sale	\$5,300	116525165	1590 NW 43 AVE #105 LAUDERHILL, FL 33313

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Lauderhill Fire/Rescue (19)								
Vacant Lots (L)								

SCHOOL

Lauderhill Paul Turner Elementary: C
Lauderhill 6-12: C
Boyd H. Anderson High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	9	Torey Alston	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Daryl Campbell	33	Rosalind Osgood	Dr. Rosalind Osgood

Property ID: 494136BA0200

