

# NW 38<sup>th</sup> Court Davie, FL 33024

<b>Site Ownership:</b>	Broward County
<b>Site Location and Data:</b>	The subject site is a non-buildable parcel located in NW 38 <sup>th</sup> Court, east of University Drive and south of Stirling Road.
<b>Folio Number:</b>	514103010940
<b>Commission Dist.</b>	5
<b>Site Size:</b>	Approximately 34,042 square feet.
<b>How Acquired:</b>	Warranty deed from Billy Rabenau in 1971.
<b>Zoning in Area:</b>	R-5 – Single Family
<b>Land Use:</b>	94 – Right of Way
<b>Just Market Value from Property Appraiser:</b>	\$17,020
<b>Abbreviated Legal Description:</b>	A J BENDLES SUB OF SEC 3 & 10 S 1-27 D SEC 03-51-41 DESC AS: COMM AT NW COR OF SEC 03; THEN S 657.03 TO POB; E 70.01 TO SW COR OF PAR A OF STIRLING MEADOWS 165-39 B; S 486.98; W 70.00 TO PT ON W/L OF SEC 3; N 485.66 TO POB

**Aerial Photo of Site:**

