


## 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>	514103010942
<b>Commission Dist.</b>	5
<b>Site Size:</b>	Approximately 4,976 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>	\$2,470
<b>Abbreviated Legal Description:</b>	A PORTION OF "A.J. BENDLE'S SUBDIVISION OF SECTIONS 3 AND 10, TOWNSHIP 51 SOUTH, RANGE 41 EAST" (PLAT BOOK 1, PAGE 27, DADE COUNTY RECORDS) IN THE NORTHWEST ONE-QUARTER OF SECTION 03, TOWNSHIP 51 SOUTH, RANGE 41 EAST, DESCRIBED IN A WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4659, PAGE 695, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
<b>Aerial Photo of Site:</b>	<div style="text-align: right; margin-bottom: 10px;">  </div> <p style="text-align: center;">Property Id: 514103010942</p> 