

NW 38th Court
Davie, FL 33024

Site Ownership:	Broward County
Site Location and Data:	The subject site is a non-buildable parcel located in NW 38 th Court, east of University Drive and South of Stirling Road.
Folio Number:	514103010940
Commission Dist.	5
Site Size:	Approximately 34,025 square feet.
How Acquired:	Warranty Deed from Billy Rabenau in 1971.
Zoning in Area:	R-5 – Single Family
Land Use:	94 – Right of Way
Just Market Value from Property Appraiser:	\$17,020
Abbreviated Legal Description:	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.
Aerial Photo of Site:	Property Id: 514103010940  The aerial photograph shows a large green field, identified as the 'Surplus Area' by a yellow arrow and a white text box. To the west of the field is a road labeled 'UNIVERSITY DR'. To the east is a residential area with houses and streets labeled 'W SILVERADO CIR', 'NW 79TH WAY', and 'NW 38TH CT'. A red rectangle highlights a portion of the residential area. A red arrow points north in the top right corner of the image.