

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

Tax Deed Number: 40986

Tax Account Number: 494136BA0110

Current Owner: Bridgette Elliott

Site Address: 1590 NW 43 Avenue, #201, Lauderhill, FL 33313

Total Taxes: \$8,926.77

Short Legal Description: PARK SOUTH SIX INC CONDO UNIT 201 BLDG 19
PER CDO BK/PG: 3813/182

LAFT Date: 3/22/2019

Tax Deed Applicant: 5T WEALTH PARTNERS LP

Auction Date: 01/16/2019

Zoning/Use: Vacant, Residential



PROPERTY SUMMARY

Tax Year: 2022	Property Use: 00 - Vacant residential	Deputy Appraiser: Condo Department
Property ID: 494136BA0110	Millage Code: 1912	Appraisers Number: 954-357-6832
Property Owner(s): ELLIOTT, BRIDGETTE	Adj. Bldg. S.F: 0	Email: condoinfo@bcpa.net
Mailing Address: PO BOX 880366 BOCA RATON, FL 33488-0366	Bldg Under Air S.F:	Zoning : RM-22 - MULTI-FAMILY (22)
Physical Address: 1590 NW 43 AVENUE # 201 LAUDERHILL, 33313	Effective Year: 1969	RESIDENTIAL
	Year Built: 1968	Abbr. Legal Des.: PARK SOUTH SIX INC CONDO
	Units/Beds/Baths: 1 / 0 / 0	UNIT 201 BLDG 19 PER CDO BK/PG: 3818/182

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	\$6,570	0	0	\$6,570	\$6,570	
2021	\$6,570	0	0	\$6,570	\$6,570	
2020	\$6,570	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
06/23/2007	Quit Claim Deed Non-Sale Title Change	\$100	44292 / 1666
08/02/2006	Quit Claim Deed	\$100	42572 / 927
05/19/1998	Warranty Deed	\$29,500	28349 / 632
10/01/1991	Warranty Deed	\$26,000	18862 / 283
12/01/1968	Warranty Deed	\$15,600	

LAND CALCULATIONS

Unit Price	Units	Type
------------	-------	------

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494136BA0080	05/25/2022	Trustee's Deed	Disqualified Sale	\$1,900	118169748	1590 NW 43 AVE #108 LAUDERHILL, FL 33313
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

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: 494136BA0110



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

Tax Deed Number: 40984

Tax Account Number: 494136BA0020

Current Owner: Mary A. McDonald

Site Address: 1590 NW 43 Avenue, #102, Lauderhill, FL 33313

Total Taxes: \$8,917.98

Short Legal Description: PARK SOUTH SIX INC CONDO UNIT 102 BLDG 19
PER CDO BK/PG: 3818/182

LAFT Date: 3/22/2019

Tax Deed Applicant: 5T WEALTH PARTNERS LP

Auction Date: 01/16/2019

Zoning/Use: Vacant, Residential



PROPERTY SUMMARY

Tax Year: 2022	Property Use: 00 - Vacant residential	Deputy Appraiser: Condo Department
Property ID: 494136BA0020	Millage Code: 1912	Appraisers Number: 954-357-6832
Property Owner(s): MCDONALD, MARY A	Adj. Bldg. S.F: 0	Email: condoinfo@bcpa.net
Mailing Address: 3571 NW 85 WAY APT 207 SUNRISE, FL 33351-6628	Bldg Under Air S.F:	Zoning : RM-22 - MULTI-FAMILY (22)
Physical Address: 1590 NW 43 AVENUE # 102 LAUDERHILL, 33313	Effective Year: 1969	RESIDENTIAL
	Year Built: 1968	Abbr. Legal Des.: PARK SOUTH SIX INC CONDO
	Units/Beds/Baths: 1 / 0 / 0	UNIT 102 BLDG 19 PER CDO BK/PG: 3818/182

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	\$6,430	0	0	\$6,430	\$6,430	
2021	\$6,430	0	0	\$6,430	\$6,430	
2020	\$6,430	0	0	\$6,430	\$6,430	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$6,430	\$6,430	\$6,430	\$6,430
Portability	0	0	0	0
Assessed / SOH	\$6,430	\$6,430	\$6,430	\$6,430
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	\$6,430	\$6,430	\$6,430	\$6,430
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/29/2001	Special Warranty Deed	\$30,000	31577 / 1860
11/03/2000	Certificate of Title	\$100	31042 / 1227
03/26/1999	Warranty Deed	\$32,000	29389 / 848
03/01/1994	Quit Claim Deed	\$100	21896 / 937
05/01/1972	Warranty Deed	\$23,500	

LAND CALCULATIONS

Unit Price	Units	Type
------------	-------	------

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494136BA0080	05/25/2022	Trustee's Deed	Disqualified Sale	\$1,900	118169748	1590 NW 43 AVE #108 LAUDERHILL, FL 33313
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

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: 494136BA0020

