

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:

