



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0212
Property Owner	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	Millage	3212
Mailing Address	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801	Use	94-01

Abbreviated Legal Description	PALM BEACH FARMS CO NO 3 2-45 PB 18-48-42 A POR OF TRS 33 & 55, BLK 89 DESC AS: COMM AT SE COR OF SAID TR 33, W ALG S/L 59.53 TO POB, N 80, NE 42.51, N 200, NE 100, S 439.58, NW 42.69, W 12 TO POB AKA: POR OF (PAR 105.1 TOG/W PAR 105.2)
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The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).



IT'S IMPORTANT THAT YOU KNOW:

The 2025 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$3,900		\$3,900	\$3,900	
2024	\$3,900		\$3,900	\$3,900	
2023					

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,900	\$3,900	\$3,900	\$3,900
Portability	0	0	0	0
Assessed/SOH	\$3,900	\$3,900	\$3,900	\$3,900
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 04	\$3,900	\$3,900	\$3,900	\$3,900
Taxable	0	0	0	0

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
11/30/1990	QC*		18026 / 796
12/1/1986	OR*		13966 / 480

Land Calculations

Price	Factor	Type
\$0.51	7,638	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
X			CM					
1								

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