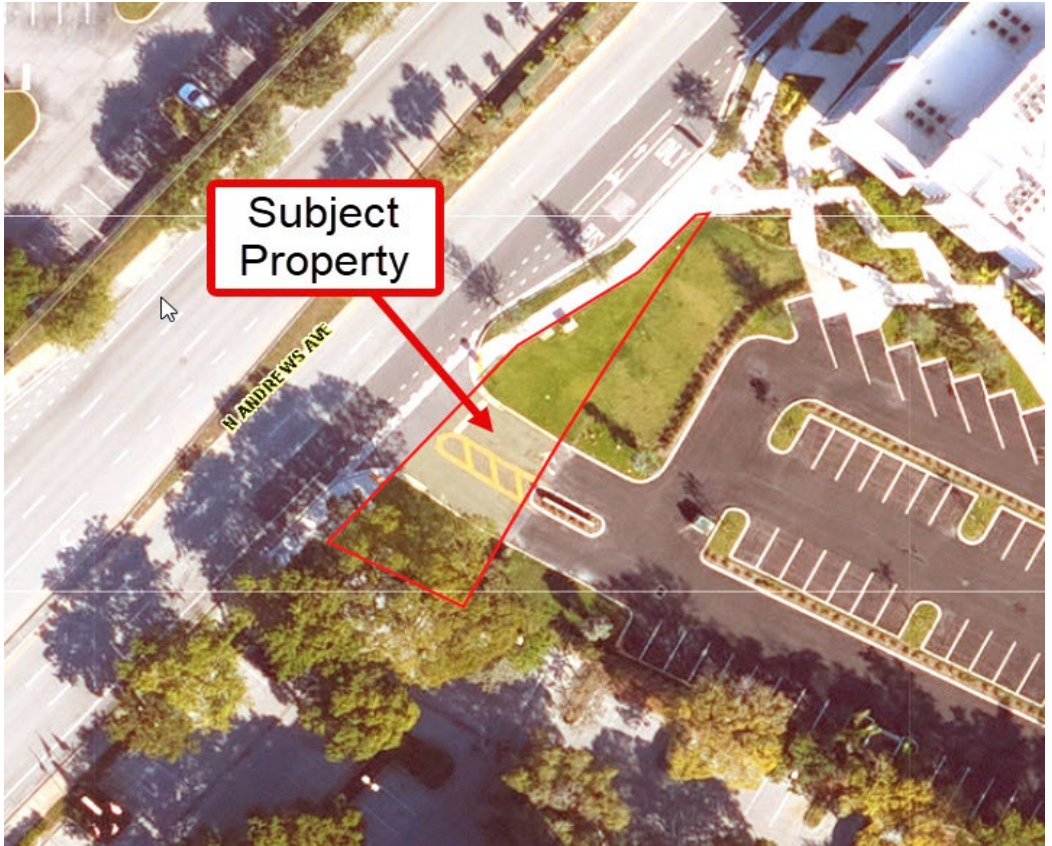


Non-Buildable Property **North Andrews Avenue, City of Fort Lauderdale**

Facts	General Information
Site Ownership:	Broward County
Site Location:	The subject property is a non-buildable vacant governmental parcel along North Andrews Avenue. Located on the East side of North Andrews Avenue between East Cypress Creek Road and West McNab Road in the City of Fort Lauderdale.
Folio Number:	4942 10 00 0083
Potentially Excess Size:	Approximately 4,472 square feet
How Acquired:	Miscellaneous Map dated August 17, 1963, and recorded on September 24, 1982, in Misc Maps Book 6, Page 35 of the Official Records of Broward County.
Zoning in Area:	B-3 – Heavy Commercial / Light Industrial Business
Land Use:	100 – Activity Center
Total Assessed Value:	\$2,280
Legal Description:	10-49-42 A PORTION OF LAND LYING NE1/4 OF SEC 10-49-42 DESC AS: BEG AT THE NW COR OF PARCEL "A" OF DON L. CLYMER PLT (100/24 B), NW 49.68, NE 93.64, NE 47.16, NE 27.56, NE 4.36 TO P/C, SW 161.16 TO POB
Aerial Photo of Site:	

Note: This aerial photo is intended only to show the general location of the entire parcel. The sketch and legal description of the parcel is attached as Exhibit A to the Property Datasheet.

DATE	04/22/25
SCALE	AS SHOWN
FIELD BK.	NONE
DWNG. BY	Z.P.B.
CHK. BY	D.S.

