



Site Address	1580 SW 171 TERRACE, PEMBROKE PINES FL 33027	ID #	5140 20 08 1900
Property Owner	ST FORT, MALIKA O H/E ST FORT, EVANS	Millage	2613
Mailing Address	1580 SW 171 TER PEMBROKE PINES FL 33027	Use	01
Abbr Legal Description	SESSA EIGHT 168-2 B PORTION OF PARCEL A DESC AS:COMM W1/4 COR SEC 20-51-40,E 98 ALG S/L OF N1/2 SEC 20,N 82 TO POB, N 106.61,NE 162.58,SELY ARC DIST 56.33,SW 194.53,W 50.75 TO POB AKA: LOT 190 LIDO ISLES		

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).

* 2020 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$67,450	\$474,960	\$542,410	\$487,350	
2019	\$67,450	\$466,070	\$533,520	\$476,400	\$8,781.04
2018	\$67,450	\$460,980	\$528,430	\$467,520	\$8,470.27

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$542,410	\$542,410	\$542,410	\$542,410
Portability	0	0	0	0
Assessed/SOH 17	\$487,350	\$487,350	\$487,350	\$487,350
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$437,350	\$462,350	\$437,350	\$437,350

Sales History			
Date	Type	Price	Book/Page or CIN
4/8/2016	WD-Q-DS	\$550,000	113626292
9/24/2015	QCD-T	\$100	113265081
8/19/2015	CET-D	\$423,500	113209811
7/22/2011	CET-D	\$25,300	48205 / 1
8/20/2004	DRR	\$100	38105 / 544

Land Calculations		
Price	Factor	Type
\$7.00	9,006	SF
\$0.51	8,636	SF
Adj. Bldg. S.F. (Card, Sketch)		4235
Units/Beds/Baths		1/5/5.5
Eff./Act. Year Built: 2004/2003		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B3					
R			B3					
1			.4					