



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)**.

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$67,450	\$507,990	\$575,440	\$494,170	
2020	\$67,450	\$474,960	\$542,410	\$487,350	\$8,899.52
2019	\$67,450	\$466,070	\$533,520	\$476,400	\$8,781.04

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$575,440	\$575,440	\$575,440	\$575,440
Portability	0	0	0	0
Assessed/SOH 17	\$494,170	\$494,170	\$494,170	\$494,170
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	\$444,170	\$469,170	\$444,170	\$444,170

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/8/2016	WD-Q-DS	\$550,000	113626292	\$7.00	9,006	SF
9/24/2015	QCD-T	\$100	113265081	\$0.51	8,636	SF
8/19/2015	CET-D	\$423,500	113209811			
7/22/2011	CET-D	\$25,300	48205 / 1			
8/20/2004	DRR	\$100	38105 / 544			
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					