



## BOARD OF ADJUSTMENT MEETING NOTICE

September 27, 2021

A Public Hearing will be held before the Board of Adjustment on:

**Wednesday, October 13, 2021 at 6:00 P.M.**

This meeting will be held in-person and virtually to determine whether the following application should be granted. To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

**CASE:** PLN-BOA-21080002

**OWNER:** 1302 NE 32ND LLC

**AGENT:** DANICA BLAZANOVIC

**ADDRESS:** 2831 EAST COMMERCIAL BLVD, FORT LAUDERDALE, FL 33308

**LEGAL DESCRIPTION:** LOTS 2 AND 3, BLOCK 3, CORAL RIDGE COMMERCIAL BLVD ADDITION, ACCORDING TO THE PALT THEROF, AS RECORD IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ZONING DISTRICT:** CB- COMMUNITY BUSINESS

**COMMISSION DISTRICT:** 1

**REQUESTING:** **Sec. 5-26 -Distance between Establishments**

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 223 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two-hundred twenty three (223) feet, a total reduction of seventy seven (77) feet.

### **To Attend In-Person:**

City of Fort Lauderdale, City Hall Commission Chambers, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301

### **To Attend Virtually:**

Visit: [www.fortlauderdale.gov/FLTV](http://www.fortlauderdale.gov/FLTV) to watch and listen to the meeting

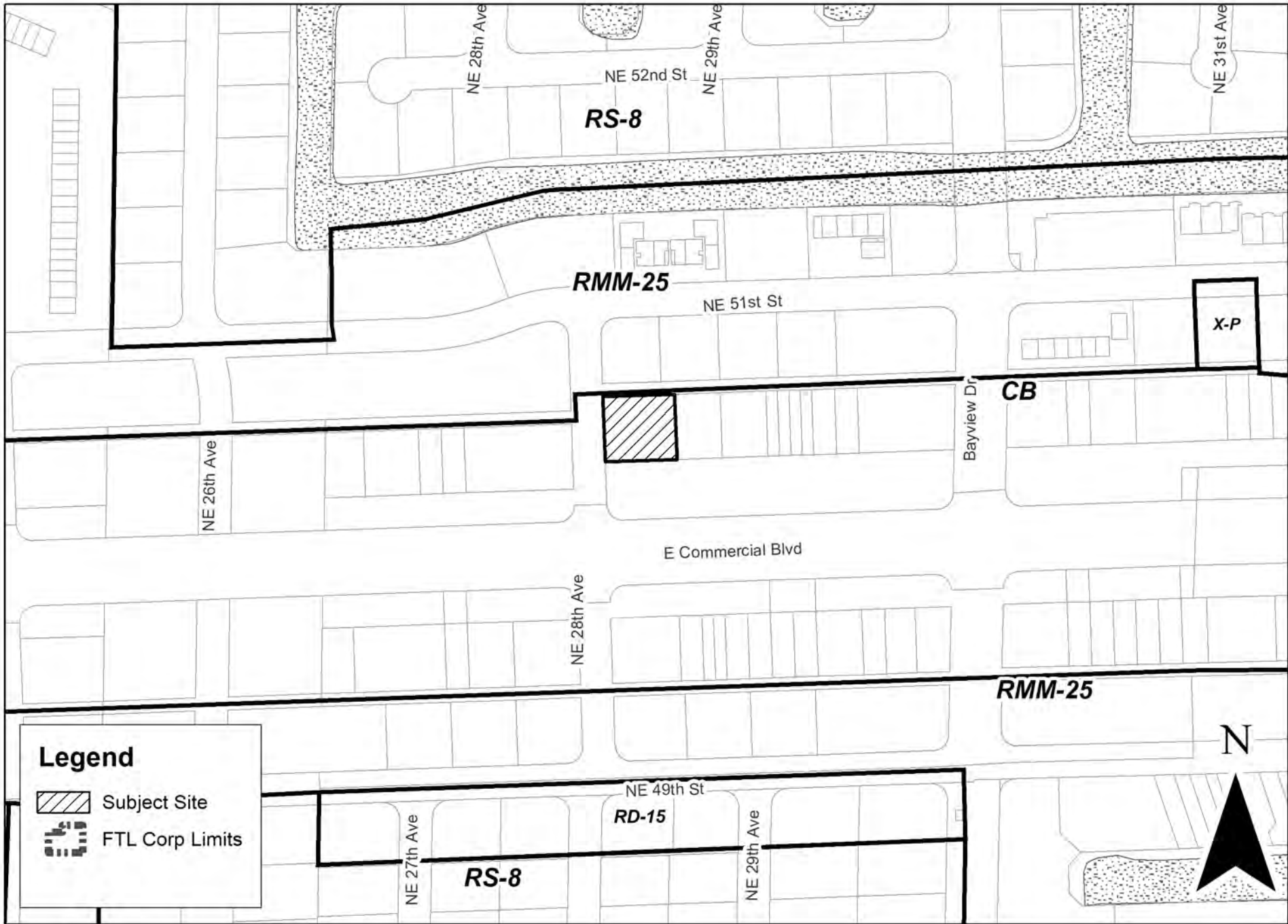
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak. Should you desire to speak on this item, please fill out the speaker form available at the link on the City's website.

If you have any questions, please feel free to contact me directly at 954-828-6342.



MOHAMMED MALIK  
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

**NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.**

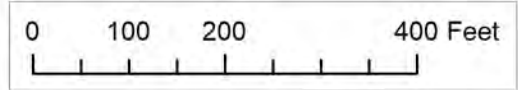


**Legend**

-  Subject Site
-  FTL Corp Limits



**PLN-BOA-21080002**



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENTS MEETING

DATE: SEPTEMBER 08, 2021

TIME: 6:00 P.M.

CASE: PLN-BOA-21080002

SECTION: Sec. 5-26 -Distance between Establishments

REQUEST: Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 223 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two-hundred twenty three (223) feet, a total reduction of seventy seven (77) feet.

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 100 N ANDREWS AVENUE

CONTACT: 954-828-6506

You Can Still Attend The Meeting Virtually:

Visit [www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) to watch and listen to the meeting.

Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.

*This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.*

*In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a*



# BOA

DATE: 10/13/2021

AGENDA ITEM: 2

CASE: 2

PLN-BOA- 21080002

# Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

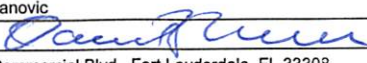
**NOTE:** To be filled out by Department

Case Number	
Date of complete submittal	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	1302 NE 32ND LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2811-2841 East Commercial Blvd.
E-mail Address	aborujerdi@abeincusa.com
Phone Number	954-557-7537
Proof of Ownership	<input type="checkbox"/> Warranty Deed <input checked="" type="checkbox"/> Tax Record

**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Danica Blazanovic
Applicant / Agent's Signature	
Address, City, State, Zip	2748 East Commercial Blvd., Fort Lauderdale, FL 33308
E-mail Address	danica@bizbizrealty.com
Phone Number	561-809-9833
Letter of Consent Submitted	Yes

Development / Project Name	Master Ba's Hot Pot
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 2831 East Commercial Blvd., Fort Lauderdale FL 33308
Legal Description	CORAL RIDGE COMMERCIAL BLVD ADD 43-13 B LOT 2,3 BLK 3
Tax ID Folio Numbers (For all parcels in development)	4942 13 07 0340
Request / Description of Project	Special Exception to all sale of beer and wine (2COP license)
Applicable ULDR Sections	Sec. 5-26 - Distance between establishments - Special Exception

Current Land Use Designation	Commercial
Current Zoning Designation	CB
Current Use of Property	Restaurant
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>		N/A
Side <input type="checkbox"/>		N/A
Side <input type="checkbox"/>		N/A
Rear <input type="checkbox"/>		N/A

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Complete this page and an attached narrative.

**SPECIFIC REQUEST:** State the specific request according to the ULDR or other provisions of the Code.

Requesting a Special Exception to allow the sale of alcohol at a distance of 233 feet from other establishment that sells alcohol where the code states that a restaurant /bar is prohibited in any place of business located within 300 feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off premises. This is per ULDR Sec 5-26(a) and(b).

**CRITERIA:** Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

The property is located in the Community Business zoning district which allows amongst many uses for restaurants, bars, lounges, bakeries, etc. Given the location of the establishment allowing them to serve wine and beer on premise would be consistent with the allowed uses.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

By serving beer and wine my establishment would become one of the many already established places that are well known in the area. All sit-down restaurants in this area serve at least beer and wine and most of them serve full liquor.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

The area already has a few restaurants that are also less than 300 feet from one another and they all coexist. Master Ba's Hot Pot primary business is food. It's a buffet style restaurant (please see the presentation for our menu) and beer and wine would just complement our food business and it would be in line with all the other restaurants in the area.

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

There were never any consumption on premise alcohol sales at this location. This is a newly built restaurant.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

Serving beer and wine at Master Ba's Hot Pot will not be incompatible with the surrounding neighborhood nor detrimental to the public: On the contrary, this restaurant concept is new to this part of the city and it will bring some new foot traffic in the area where all the neighboring businesses could benefit..

**AFFIDAVIT:** I, Danica BLazanovic the Owner/Agent of said property ATTEST that I am aware of the following:

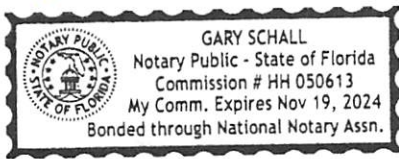
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

*Danica Blazanovic*  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5th day of August, 2021

(SEAL)

*Gary Schall*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



Case Number: PLN-BOA-21080002

Property Owner: 1302 NE 32ND LLC

Property Address: 2831 East Commercial Blvd. Fort Lauderdale, FL 33308

Agent: Danica Blazanovic

Phone: 561-809-9833

Email: [danica@bizbizrealty.com](mailto:danica@bizbizrealty.com)

Project name: Master Ba's Hot Pot

Legal Description: CORAL RIDGE COMMERCIAL BLVD ADD 43-13 B LOT 2,3 BLK 3

Zoning District: CB

Commission District: 1

Requesting: Sec.5-26(a) Distance between establishments.

(b) the board of adjustment is authorized to grant special exceptions to the distance requirements as established by (a) above where the board finds that such special exception will:

(1) Not be contrary to the public interests; and

(2) Not incompatible with adjoining properties or the surrounding neighborhood. The application for a special exception and the processing and hearing upon such application shall be in accordance with section 47-24.12(A).

We are requesting a special exception for the required distance separation of the three hundred (300) feet between establishments selling alcoholic beverages. Requesting the distance separation be reduced from three hundred (300) feet to two hundred and twenty-three (223) feet, a total reduction of seventy-seven (77) feet.

Each business that is serving alcoholic beverages in the neighborhood is unique and Master Ba's Hot Pot is no exception. It is the only one of its kind in Fort Lauderdale. Family oriented restaurant where you cook your own food at the table that was brought to you by robots. There will be traditional servers as well, but the robots are there to assist the servers and make the kids smile. Food and non-alcoholic beverages will be primary drivers of sales and serving alcoholic beverages will only supplement the business.

It was a hard decision to make to open the restaurant without serving beer and wine. Most restaurant goers are expecting to have an alcoholic drink with food. The owners were not aware of the rules for serving alcoholic beverages up until a month before the opening. In the process of

applying for licenses they received a liquor measurement explaining that the proximity to Murphy's Tavern prevents them from serving alcoholic beverages. This came as a shock after investing over \$800,000.00 into the buildout and two years of their life. They also own restaurants in Atlanta and Orlando, so this is not their first time opening a restaurant, but it is the most challenging one. Despite all the obstacles they faced, they remain optimistic about the future of their business.

As a brand-new restaurant in the area, Master Ba's Hot Pot will create more foot traffic which will be beneficial to the surrounding businesses as well. As you can see from the attached pictures this will not become another drinking spot - alcoholic beverages will only be served with food. Also attached is the letter of support from the owners of Murphy's Tavern – they were happy to help since they understand the importance of serving alcoholic beverages with food.

Considering the concept of the restaurant the Board should feel confident that granting this special exception will not in any way adversely affect the neighborhood or public safety.

If you have any questions, I will be happy to answer them.

Sincerely,

*Danica Blazanovic*

---

Danica Blazanovic

# MURPHY'S TAVERN

2925 East Commercial Blvd.

Fort Lauderdale, FL 33308

(954) 491-3430

August 04, 2021

To Whom It May Concern:

My name is Robert Latour and I am one of the owners of Murphy's Tavern located at 2925 East Commercial Blvd. I understand that Master Ba's Hot Pot is not able to serve any alcoholic beverage because of the proximity to our bar. I would like to assure you that both my partner and I have nothing against it. We love to see more businesses in the neighborhood – so we support Master Ba's Hot Pot in obtaining a beer and wine license.

Sincerely,



---

Robert Latour as MGR for LATOUR COBY LLC/ DBA MURPHY'S TAVERN

Cell: 954-793-2058

Murphy's Tavern

Front of the Building – South Side



Back of the Building – North Side









FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494213120012	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494213122780	GORDON W LATZ TR	LATZ,GORDON W TRSTEE	2811 NE 40 ST	FORT LAUDERDALE	FL	33308
494213122740	SECHAN REALTY INC		2925 NEW CASTLE RD	PORTERSVILLE	PA	16051
494213122710	SECHAN REALTY INC		2925 NEW CASTLE RD	PORTERSVILLE	PA	16051
494213070420	SUNNYVALE CORP N V		3081 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494213070460	SUNNYVALE CORP N V		3081 E COMMERCIAL BLVD #105	FORT LAUDERDALE	FL	33306
494213070470	SUNNYVALE CORP N V		3081 E COMMERCIAL BLVD #105	FORT LAUDERDALE	FL	33306
494213070480	ITAL LUXXE LLC		1842 E OAKLAND PARK #100	FORT LAUDERDALE	FL	33306
494213070490	ITAL LUXXE LLC		1842 E OAKLAND PARK #100	FORT LAUDERDALE	FL	33306
494213160010	COM CAPITAL LLC		2700 NE 51 ST	FORT LAUDERDALE	FL	33308
494213070410	WILLIAM F ADER JR TR	ADER,ROBERT TRSTEE	3401 N MIAMI AVE STE 218	MIAMI	FL	33127
494213070400	BROUJ DEVELOPMENT LLC		1842 E OAKLAND PARK BLVD #2	FORT LAUDERDALE	FL	33306
494213070383	2911 CRE LLC		2911 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494213070384	2911 CRE LLC		2911 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494213070382	BALDASSARE LICATA REV TR	LICATA,BALDASSARE TRSTEE	2104 NE 44 ST	FORT LAUDERDALE	FL	33308
494213070380	VILLALTA,HUGO RENE & MARIA		2190 NW 85 AVE	SUNRISE	FL	33322
494213070360	AMERICAN BUILDING	ENTERPRISES LLC	1842 E OAKLAND PARK #2	FORT LAUDERDALE	FL	33306
494213070340	1302 NE 32ND LLC		1842 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL	33306
494213070330	2801 COMMERCIAL LLC		707 DISTEL DR	LOS ALTOS	CA	94022
494213070250	COMMERCE ONE LLC		1842 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL	33306
494213070500	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494213071310	GARDEN TRADING INC	% FRANCIS ABDALLAH	PO BOX 670157	CORAL SPRINGS	FL	33067
494213071300	MENEGAZZI,GIAMPIETRO		720 NE 3 ST	POMPANO BEACH	FL	33060
494213071290	MENEGAZZI,GIAMPIETRO		720 NE 3 ST	POMPANO BEACH	FL	33060
494213071280	NELSON BAYVIEW LLC		2850 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494213071270	NELSON BAYVIEW LLC		2850 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494213071260	NELSON BAYVIEW LLC		PO BOX 1028	FAIRFIELD	IA	52556
494213071251	ACP COMMERCIAL HOLDINGS LLC		2826 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494213071250	EAST COMMERCIAL LLC		2822 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494213071240	2800 EAST COMMERCIAL LLC	2800 EAST COMMERCIAL PARKING LLC	12403 PONY CT	TAMPA	FL	33626
494213071490	WILSHIRE REALTY LLC		2748 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
494213CF0060	FLORIDA INVESTMENTS RE LLC		3111 NE 51 ST #102	FORT LAUDERDALE	FL	33308
494213CF0010	ZEWINSKI,JOHN		2901 NE 51 ST #1	FORT LAUDERDALE	FL	33308
494213CF0020	ADAMS,TERRY L	ADAMS,THOMAS J JR	161 PEACH BLOSSOM LN	IVYLAND	PA	18974
494213CF0030	MA PROSPER INVESTMENTS LLC		8655 NW 24 CT	CORAL SPRINGS	FL	33065
494213CF0040	RADONCIC,BOBBY & SEKA		251 E 51 ST APT 2F	NEW YORK	NY	10022
494213CF0050	RASER,ROBERT		2901 NE 51 ST #5	FORT LAUDERDALE	FL	33308
494213AM0020	HEATHERLY,TYLA		2811 NE 51 ST #2	FORT LAUDERDALE	FL	33308
494213AM0070	KARBONE,KERRY		2811 NE 51 STREET #7	FORT LAUDERDALE	FL	33308
494213AM0030	STEVENS,LISA		2811 NE 51 ST UNIT 3	FORT LAUDERDALE	FL	33308
494213AM0040	D'AGOSTINO,MICHELE		2811 NE 51 ST #4	FORT LAUDERDALE	FL	33308
494213AM0050	THORNBERG,BRYAN D		109 TUSCANY RIDGE DR	OAKDALE	PA	15071

494213AM0060	ST CHAN BUSINESS ENTERPRISES LTD		3325 INWOOD DR	HOUSTON	TX	77019
494213AM0010	BIRGELES,SUZANNE J		2811 NE 51 ST	FORT LAUDERDALE	FL	33308
494213AM0080	LAMOLY,THOMAS H/E	LAMOLY,BARBARA A	2811 NE 51 ST UNIT 8	FORT LAUDERDALE	FL	33308
494213071291	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494213012090	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
494213AM0090	WELLS,LINDA	WELLS,DENNIS	7311 ALOUISE CT	WHITE LAKE	MI	48383
494213AM0100	ROSLUND,TRACY LEA		2811 NE 51 ST #10	FORT LAUDERDALE	FL	33308
494213AM0110	VAN ALLEN,JEFFREY		2811 NE 51 ST #11	FORT LAUDERDALE	FL	33308
494213AM0120	YUNIS,PAMELA		2811 NE 51 ST #12	FORT LAUDERDALE	FL	33308
494213AM0130	MACLENNAN,DAVID L		2811 NE 51 ST #13	FORT LAUDERDALE	FL	33308
494213AM0140	DILKS,CHARELS M & DIANE J		PO BOX 39696	FORT LAUDERDALE	FL	33339
494213AM0150	BALLINGER,REBECCA L	BALLINGER,BRIAN B	1324 KENWOOD DR	NASHVILLE	TN	37216
494213AM0160	DAVENPORT,SCARLET S		85 SWEET HOLLOW RD	HUNTINGTON	NY	11743
494213CF0070	PROPERTY BELLA INVESTMENTS LLC		2101 S OCEAN DR #507	HOLLYWOOD	FL	33019
494213CF0080	STARR,LEANNE	%DRAKE AND COMPANY	2971 INDEX RD APT 302	FITCHBURG	WI	53713
494213CF0090	KENEIPP,DONALD CRAIG		2901 NE 51 ST #9	FORT LAUDERDALE	FL	33308
494213CF0100	PERSICHETTI,BARBARA		3030 NE 45 ST	FORT LAUDERDALE	FL	33308
494213CF0110	SANDRA J HECHAVARRIA REV LIV TR	HECHAVARRIA,SANDRA J TRSTEE	3363 NE 33 ST	FORT LAUDERDALE	FL	33308

ADDRESS__1		LEGAL_LINE	LEGAL_LI_1	LEGAL_LI_2
FORT LAUDERDALE	FL33301	THE LANDINGS FIRST SEC 56-4 B	ALL WATERWAYS ARE HEREBY	DEDICATED TO THE PUBLIC BY THE
FORT LAUDERDALE	FL33308	THE LANDINGS FIRST SEC 56-4 B	LOT 8,9 W1/2 BLK 18	
PORTERSVILLE	PA16051	THE LANDINGS FIRST SEC 56-4 B	LOT 4,5 BLK 18	
PORTERSVILLE	PA16051	THE LANDINGS FIRST SEC 56-4 B	LOT 1,2,3 BLK 18	
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 10,11,12,13 BLK 3
FORT LAUDERDALE	FL33306	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 14 BLK 3
FORT LAUDERDALE	FL33306	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 15 BLK 3
FORT LAUDERDALE	FL33306	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 16 BLK 3
FORT LAUDERDALE	FL33306	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 17 BLK 3
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	REPLAT LOTS 11,12 AND 13 BLK 2	63-17 B ALL TOG WITH CORAL RIDGE
MIAMI	FL33127	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 9 BLK 3
FORT LAUDERDALE	FL33306	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 8 BLK 3
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 7 E1/2 BLK 3
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 7 W1/2 BLK 3
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 6 E1/2 BLK 3
SUNRISE	FL33322	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 6 W1/2 BLK 3
FORT LAUDERDALE	FL33306	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 4,5 BLK 3
FORT LAUDERDALE	FL33306	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 2,3 BLK 3
LOS ALTOS	CA94022	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 1 BLK 3
FORT LAUDERDALE	FL33306	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOTS 8,9,10 LESS S 50 FOR ST
FORT LAUDERDALE	FL33301	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 18 BLK 3
CORAL SPRINGS	FL33067	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 8 LESS N 50 FOR RD,9 LESS
POMPANO BEACH	FL33060	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 7 LESS N 50 FOR ST BLK 8
POMPANO BEACH	FL33060	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 6 LESS N 50 FOR ST BLK 8
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 5 LESS N 50 FOR ST BLK 8
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 4 LESS N 50 FOR ST BLK 8
FAIRFIELD	IA52556	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 3 E 17 1/2 LESS N 50
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 3 LESS E 17.5 & LESS N 50
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 2 LESS N 50 FOR ST
TAMPA	FL33626	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 1 LESS N 50 FOR ST BLK 8
FORT LAUDERDALE	FL33308	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	LOT 10 LESS N 50 FOR ST BLK 9
FORT LAUDERDALE	FL33308	WATERVIEW CONDO	UNIT 6	PER CDO BK/PG: 39729/991
FORT LAUDERDALE	FL33308	WATERVIEW CONDO	UNIT 1	PER CDO BK/PG: 39729/991
IVYLAND	PA18974	WATERVIEW CONDO	UNIT 2	PER CDO BK/PG: 39729/991
CORAL SPRINGS	FL33065	WATERVIEW CONDO	UNIT 3	PER CDO BK/PG: 39729/991
NEW YORK	NY10022	WATERVIEW CONDO	UNIT 4	PER CDO BK/PG: 39729/991
FORT LAUDERDALE	FL33308	WATERVIEW CONDO	UNIT 5	PER CDO BK/PG: 39729/991
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 2	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 7	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 3	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 4	PER CDO BK/PG: 5499/529
OAKDALE	PA15071	ETHON HOUSE CONDO	UNIT 5	PER CDO BK/PG: 5499/529

HOUSTON	TX77019	ETHON HOUSE CONDO	UNIT 6	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 1	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 8	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33301	CORAL RIDGE COMMERCIAL BLVD ADD	43-13 B	N 50 FT OF LOTS 6 & 7, BLK 8
FORT LAUDERDALE	FL33309	13-49-42	PORTION OF E COMMERCIAL BLVD R/W	IN SEC 13 PER R/W MAP 15-18 B,
WHITE LAKE	MI48383	ETHON HOUSE CONDO	UNIT 9	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 10	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 11	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 12	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33308	ETHON HOUSE CONDO	UNIT 13	PER CDO BK/PG: 5499/529
FORT LAUDERDALE	FL33339	ETHON HOUSE CONDO	UNIT 14	PER CDO BK/PG: 5499/529
NASHVILLE	TN37216	ETHON HOUSE CONDO	UNIT 15	PER CDO BK/PG: 5499/529
HUNTINGTON	NY11743	ETHON HOUSE CONDO	UNIT 16	PER CDO BK/PG: 5499/529
HOLLYWOOD	FL33019	WATERVIEW CONDO	UNIT 7	PER CDO BK/PG: 39729/991
FITCHBURG	WI53713	WATERVIEW CONDO	UNIT 8	PER CDO BK/PG: 39729/991
FORT LAUDERDALE	FL33308	WATERVIEW CONDO	UNIT 9	PER CDO BK/PG: 39729/991
FORT LAUDERDALE	FL33308	WATERVIEW CONDO	UNIT 10	PER CDO BK/PG: 39729/991
FORT LAUDERDALE	FL33308	WATERVIEW CONDO	UNIT 11	PER CDO BK/PG: 39729/991

LEGAL\_LI\_3  
PLAT

LEGAL\_LI\_4

LEGAL\_LI\_5 LEGAL\_LI\_6 LEGAL\_LI\_7 LEGAL\_LI\_8 LEGAL\_LI\_9 LEGAL\_L\_10 LEGAL\_L\_11 LEGAL\_L\_12

COMMERCIAL BLVD ADD 43-13 B LOT 14 BLK 2 & GOLF ESTATES 43-26 B LOT 2 BLK B

BLK 2

N 50 FOR RD BLK 8

FOR ST BLK 8  
FOR ST BLK 8  
BLK 8

LESS PORTION RELEASED BY FDOT

TO THE CITY OF FT LAUDERDALE

LEGAL_L_13	ZIP4	MILLAGE_CO	USE_CODE	USE_TYPE	MARKET_ARE	COMB_SPLIT	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V
		0311	95		01		132400	0	0	132400	0	0	132400
		0311	03	01	01		112200	1362480	0	1446090	0	0	1423730
	1223	0311	03	01	01		160840	2344680	0	2446980	0	0	2354560
		0311	03	01	01		230170	4743800	0	4861280	0	0	4709120
	4390	0311	18	02	01		573370	3979630	0	4553000	0	0	4553000
		0311	28	01	01		144000	13020	0	157020	0	0	157020
		0311	28	01	01		144000	13020	0	157020	0	0	157020
		0311	28	01	01		144000	13020	0	157020	0	0	133120
		0311	28	01	01		141860	11660	0	153520	0	0	129850
		0311	03	01	01		448910	3619660	0	3986300	0	0	3396010
	3545	0311	33	02	01		84000	309830	0	382100	0	0	377330
		0311	18	01	01		84000	1069490	0	1299760	0	0	1299760
		0311	21	01	01		42000	312920	0	354920	0	0	346460
		0311	21	01	01		42000	271450	0	313450	0	0	313450
	5610	0311	11	01	01		42000	194600	0	236600	0	0	236600
		0311	11	01	01		42000	190950	0	232950	0	0	232950
		0311	12	04	01		168000	2010580	0	2178760	0	0	990000
		0311	12	02	01		168000	1365860	0	1530000	0	0	1530000
		0311	12	02	01		264000	1770830	0	2034830	0	0	2034830
		0311	11	03	01		396000	1179000	0	1757330	0	0	1757330
		0311	28	01	01		1144850	74850	0	1219700	0	0	1219700
		0311	11	02	01		168000	375510	0	508460	0	0	508460
	6320	0311	21	01	01		84000	378830	0	462830	0	0	462830
	6320	0311	11	01	01		84000	388030	0	472030	0	0	472030
		0311	12	01	01		84000	768720	0	852720	0	0	852720
	4206	0311	19	01	01		84000	274720	0	358720	0	0	325780
	1028	0311	19	10	01		42000	305190	0	347190	0	0	347190
		0311	21	01	01		42000	281660	0	323660	0	0	323660
		0311	21	01	01		84000	541230	0	531450	0	0	531450
		0311	19	05	01		252000	1466870	0	1594440	0	0	1594440
		0311	11	03	01		240000	891160	0	1131160	0	0	1131160
		0311	04		01		19840	178600	0	167840	0	0	157800
		0311	04		01		19840	178600	0	167840	0	0	157800
		0311	04		01		19840	178600	0	167840	0	0	167840
		0311	04		01		19840	178600	0	167840	0	0	119610
	6535	0311	04		01		19840	178600	0	167840	0	0	139310
		0311	04		01		19840	178600	0	167840	0	0	80020
	4211	0311	04		01		16690	150190	0	167100	0	0	167100
		0311	04		01		16690	150190	0	167100	0	0	165720
		0311	04		01		20550	184990	0	205810	0	0	92610
		0311	04		01		16690	150190	0	167100	0	0	165720
		0311	04		01		16690	150190	0	167100	0	0	167100

	0311	04		01		20550	184990	0	205810	0	0	165400
4233	0311	04		01		24420	219780	0	244520	0	0	169360
4200	0311	04		01		24420	219780	0	244520	0	0	110030
	0311	28	01	01		84000	5340	0	89340	0	0	89340
3421	0311	94		01	1	160640	0	0	161780	0	0	161780
	0311	04		01		24420	219780	0	244520	0	0	196520
	0311	04		01		16690	150190	0	142500	0	0	142500
	0311	04		01		20550	184990	0	252560	0	0	252560
	0311	04		01		19970	179760	0	200000	0	0	121800
	0311	04		01		19970	179760	0	200000	0	0	200000
	0311	04		01		20550	184990	0	205810	0	0	205810
	0311	04		01		16690	150190	0	167100	0	0	167100
6532	0311	04		01		24420	219780	0	244520	0	0	228180
	0311	04		01		19840	178600	0	167840	0	0	167840
3178	0311	04		01		19840	178600	0	167840	0	0	167840
	0311	04		01		19840	178600	0	167840	0	0	167840
	0311	04		01		19840	178600	0	167840	0	0	167840
7109	0311	04		01		19840	178600	0	167840	0	0	119610





SCHOOL_TAX	CITY_TAXAB	INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT	WVD_TYPE	EXEMPTION1	SOH_YEAR	COM_SOH_YE	FLAT_RATE_	DEL_FLAG	DEL_VALUE
0	0	0			100		14		12		Y	0
1474680	1474680	1474680							08		Y	0
2505520	2505520	2505520							08		Y	0
4973970	4973970	4973970							08		Y	0
4553000	4553000	4553000							08	I	Y	0
157020	157020	157020							20		Y	0
157020	157020	157020							20		Y	0
157020	146430	146430							19		Y	0
153520	142830	142830							19		Y	0
4068570	3735610	3735610							13		Y	0
393830	393830	393830							08		Y	0
1153490	1153490	1153490							21		Y	0
354920	354920	354920							08		Y	0
313450	313450	313450							08		Y	0
236600	236600	236600							08		Y	0
232950	232950	232950							10		Y	0
2178580	1089000	1089000							19	E	Y	0
1533860	1533860	1533860							20	E	Y	0
2034830	2034830	2034830							19		Y	0
1575000	1575000	1575000							21	S	Y	0
0	0	0			100		14		08		Y	0
543510	543510	543510							08		Y	0
462830	462830	462830							12		Y	0
472030	472030	472030							12		Y	0
852720	852720	852720							15		Y	0
358720	358350	358350							13		Y	0
347190	347190	347190							15		Y	0
323660	323660	323660							19		Y	0
625230	625230	625230							21		Y	0
1718870	1718870	1718870							11		Y	0
1131160	1131160	1131160							08		Y	0
198440	173580	173580							16		Y	0
198440	198440	198440							21		Y	0
198440	198440	198440							21		Y	0
198440	131570	131570							08		Y	0
198440	153240	153240							11		Y	0
56140	31140	31140	100	100				11	11		Y	0
141880	116880	116880	100	100				20	20		Y	0
141880	116880	116880	100	100				19	19		Y	0
68900	43900	43900	100	100				06	08		Y	0
141880	116880	116880	100	100				19	19		Y	0
166880	166880	166880							21		Y	0

205540	181940	181940					12	Y	0
146730	121730	121730 100	100			16	16	Y	0
0	0	0 100	100	100	03	06	08	Y	0
0	0	0		100	14		13	Y	0
0	0	0		100	10		12	Y	0
244200	216170	216170					12	Y	0
141880	116880	116880 100				21	21	Y	0
180540	155540	155540 100	100			20	20	Y	0
98500	73500	73500 100	100			16	16	Y	0
199730	199730	199730	100				21	Y	0
180540	155540	155540 100				21	21	Y	0
166880	166880	166880					20	Y	0
244200	244200	244200					14	Y	0
198440	184620	184620					19	Y	0
198440	184620	184620					20	Y	0
198440	198440	198440					21	Y	0
198440	184620	184620					19	Y	0
198440	131570	131570					08	Y	0





IMPROVEM_1	SALE_DATE_	DEED_TYPE_	STAMP_AMOU	BOOK_1	PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1	BOOK_2	PAGE_2
0.00			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000
0.00	3/20/2012	WD	0.70	48640.0000000000	652.0000000000	11/25/1996	QCD	0.70	25703.0000000000	28.0000000000
0.00	6/5/1984	WD*	0.45	12381.0000000000	434.0000000000			0.00	0.0000000000	0.0000000000
0.00	12/1/1969	WD	255.00	2381.0000000000	434.0000000000			0.00	0.0000000000	0.0000000000
0.00	11/1/1979	WD	17831.20	10231.0000000000	384.0000000000	5/1/1971	WD	140.63	0.0000000000	0.0000000000
0.00	6/22/2019	WD*	3850.00	0.0000000000	0.0000000000	9/2/1980	WD*	0.40	9108.0000000000	446.0000000000
0.00	6/22/2019	WD*	3850.00	0.0000000000	0.0000000000	9/2/1980	WD*	0.40	9108.0000000000	446.0000000000
0.00	6/19/2018	WD*	3500.00	0.0000000000	0.0000000000	9/2/1980	WD*	0.40	9108.0000000000	446.0000000000
0.00	6/19/2018	WD*	3500.00	0.0000000000	0.0000000000	9/21/1980	WD*	0.40	908.0000000000	446.0000000000
0.00	8/3/2012	WD	12600.00	49016.0000000000	901.0000000000	3/24/2000	WD*	17500.00	30385.0000000000	1777.0000000000
0.00	6/12/2007	PRD	0.00	44365.0000000000	616.0000000000	3/1/1982	QCD	0.45	10087.0000000000	509.0000000000
0.00	12/14/2020	SWD	8960.00	0.0000000000	0.0000000000	9/6/2019	SWD	7700.00	0.0000000000	0.0000000000
0.00	6/29/2021	WD*	4655.00	0.0000000000	0.0000000000	6/13/2007	QCD	0.70	44249.0000000000	384.0000000000
0.00	6/29/2021	WD*	4655.00	0.0000000000	0.0000000000	7/18/1997	WD	1400.00	26936.0000000000	769.0000000000
0.00	3/1/1991	QCD	0.55	18255.0000000000	568.0000000000	7/1/1989	WD	440.00	0.0000000000	0.0000000000
0.00	8/6/2009	WD	1085.00	46456.0000000000	1092.0000000000	5/27/2004	WD	1365.00	37564.0000000000	282.0000000000
0.00	6/19/2018	WD	7000.00	0.0000000000	0.0000000000	11/1/1981	WD	0.45	9915.0000000000	756.0000000000
0.00	7/31/2019	SWD	11900.00	0.0000000000	0.0000000000	10/28/2016	WD	14000.00	0.0000000000	0.0000000000
0.00	4/4/2018	WD	15750.00	0.0000000000	0.0000000000	7/19/2001	WD	7350.00	31945.0000000000	82.0000000000
0.00	4/24/2020	WD	14700.00	0.0000000000	0.0000000000	8/30/2004	WD	7875.00	38142.0000000000	1651.0000000000
0.00			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000
0.00	8/1/1992	WD	1400.00	19772.0000000000	295.0000000000	6/1/1992	WD	1400.00	0.0000000000	0.0000000000
0.00	9/21/2011	FJ*	0.00	48329.0000000000	845.0000000000	8/1/1983	WD	1012.50	11049.0000000000	994.0000000000
0.00	9/21/2011	FJ*	0.00	48329.0000000000	845.0000000000	10/1/1986	WD	1157.50	13787.0000000000	933.0000000000
0.00	5/27/2014	WD	3675.00	50812.0000000000	1933.0000000000	9/21/2011	FJ*	0.00	48329.0000000000	845.0000000000
0.00	12/20/2012	WD	3150.00	49349.0000000000	252.0000000000	1/1/1980	TD*	110.00	8694.0000000000	256.0000000000
0.00	2/20/2014	WD	2380.00	50566.0000000000	1317.0000000000	2/28/2000	WD	910.00	30340.0000000000	1226.0000000000
0.00	4/10/2018	WD	2450.00	0.0000000000	0.0000000000	8/1/2013	WD	2303.00	50043.0000000000	1218.0000000000
0.00	3/15/2021	QCD	0.70	0.0000000000	0.0000000000	12/22/2020	WD	4865.00	0.0000000000	0.0000000000
0.00	4/6/2010	WD*	8260.00	47051.0000000000	1465.0000000000	11/27/2006	SW*	13300.00	43332.0000000000	1896.0000000000
0.00	8/18/2003	WD	5600.00	35988.0000000000	513.0000000000	6/17/1998	WD	4900.00	28477.0000000000	618.0000000000
0.00	2/20/2015	QCD	0.70	0.0000000000	0.0000000000	7/8/2005	SWD	1673.00	40283.0000000000	159.0000000000
0.00	12/4/2020	WD	1463.00	0.0000000000	0.0000000000	1/30/2015	SWD	899.50	0.0000000000	0.0000000000
0.00	5/28/2020	WD	1785.00	0.0000000000	0.0000000000	11/15/2014	SWD	0.70	51313.0000000000	1511.0000000000
0.00	5/26/2021	WD	1960.00	0.0000000000	0.0000000000	7/19/2005	SWD	1995.00	40282.0000000000	1494.0000000000
0.00	8/23/2010	WD	811.30	47351.0000000000	1644.0000000000	7/11/2005	SWD	1981.00	40282.0000000000	1684.0000000000
0.00	9/7/2010	WD	546.00	47374.0000000000	581.0000000000	7/15/2005	SWD	1533.00	40337.0000000000	1645.0000000000
0.00	4/8/2019	WD	1260.00	0.0000000000	0.0000000000	2/16/2017	WD	1326.50	0.0000000000	0.0000000000
0.00	4/18/2018	WD	1260.00	0.0000000000	0.0000000000	3/5/2010	WD	595.00	46940.0000000000	1106.0000000000
0.00	5/27/2005	WD	1800.00	39801.0000000000	1022.0000000000	4/30/2002	WD	945.00	33084.0000000000	418.0000000000
0.00	12/4/2018	QCD	0.70	0.0000000000	0.0000000000	6/15/2018	WD	1260.00	0.0000000000	0.0000000000
0.00	6/9/2020	TD	1330.00	0.0000000000	0.0000000000	4/30/2018	WD	0.70	0.0000000000	0.0000000000

0.00	1/26/2011 QCD	0.70	47739.0000000000	603.0000000000	4/28/1997 WD	245.00	26393.0000000000	992.0000000000
0.00	2/23/2005 WD	1715.00	39134.0000000000	1317.0000000000	12/3/1997 WD	665.00	27414.0000000000	979.0000000000
0.00	5/14/1999 WD	700.00	29495.0000000000	805.0000000000	4/2/1996 WD	612.50	24727.0000000000	61.0000000000
0.00	8/18/1964 WD	0.30	2872.0000000000	385.0000000000	7/28/1964 WD	0.30	2872.0000000000	383.0000000000
0.00		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.00	8/10/2011 SWD	703.50	48146.0000000000	2.0000000000	5/24/2011 CET	431.90	47981.0000000000	1091.0000000000
0.00	6/16/2020 WD	1260.00	0.0000000000	0.0000000000	1/25/2019 WD	1050.00	0.0000000000	0.0000000000
0.00	12/27/2019 WD	2009.00	0.0000000000	0.0000000000	11/2/2017 WD	1204.00	0.0000000000	0.0000000000
0.00	2/24/2021 WD	1925.00	0.0000000000	0.0000000000	10/1/2015 WD	1015.00	0.0000000000	0.0000000000
0.00	1/15/2020 WD	1400.00	0.0000000000	0.0000000000	6/20/2017 QCD	0.70	0.0000000000	0.0000000000
0.00	8/20/2020 WD	1636.60	0.0000000000	0.0000000000	9/25/2019 WD	0.70	0.0000000000	0.0000000000
0.00	3/6/2019 QCD	49.00	0.0000000000	0.0000000000	4/30/2013 WD	753.20	49818.0000000000	1921.0000000000
0.00	12/2/2013 WD	1120.00	50395.0000000000	1479.0000000000	7/31/1997 WD	700.00	26834.0000000000	448.0000000000
0.00	5/1/2018 QCD	0.70	0.0000000000	0.0000000000	4/10/2015 QCD	0.70	0.0000000000	0.0000000000
0.00	3/14/2019 WD	1305.50	0.0000000000	0.0000000000	12/13/2018 WD	1325.10	0.0000000000	0.0000000000
0.00	5/19/2020 WD	1620.50	0.0000000000	0.0000000000	7/15/2005 SWD	1575.00	40282.0000000000	1578.0000000000
0.00	5/9/2018 QCD	0.70	0.0000000000	0.0000000000	10/26/2011 QCD	0.70	48296.0000000000	369.0000000000
0.00	8/28/2006 QCD	0.70	42798.0000000000	1344.0000000000	7/29/2005 SWD	1603.00	40282.0000000000	1396.0000000000

SALE_DAT_1	DEED_TYP_1	STAMP_AM_2	BOOK_3	PAGE_3	SALE_DAT_2	DEED_TYP_2	STAMP_AM_3	BOOK_4	PAGE_4	SALE_DAT_3
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
1/1/1979	WD	975.00	8040.0000000000	650.0000000000	11/1/1977	WD	885.00	0.0000000000	0.0000000000	2/1/1968
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
12/31/1997	WD*	14350.00	27485.0000000000	278.0000000000	4/15/1996	QC*	0.70	24791.0000000000	275.0000000000	12/30/1992
12/1/1969	WD	306.90	0.0000000000	0.0000000000	10/1/1968	WD	105.00	0.0000000000	0.0000000000	
5/14/2019	ACT	0.00	0.0000000000	0.0000000000	5/2/2019	CET	5250.70	0.0000000000	0.0000000000	2/28/2008
11/28/2006	WD	1750.00	43191.0000000000	228.0000000000	10/1/1987	WD	825.00	14911.0000000000	195.0000000000	2/1/1978
10/1/1986	WD	750.00	13838.0000000000	847.0000000000	6/1/1986	WD	625.00	0.0000000000	0.0000000000	2/1/1984
6/1/1977	TD*	139.50	0.0000000000	0.0000000000	4/1/1971	WD	30.00	0.0000000000	0.0000000000	
2/1/1992	WD	810.00	19186.0000000000	158.0000000000	3/1/1988	WD	550.00	0.0000000000	0.0000000000	10/1/1984
3/1/1977	WD	1350.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
7/11/2006	WD	13720.00	42387.0000000000	1279.0000000000	9/28/2002	WD	8050.00	33931.0000000000	120.0000000000	6/8/2001
3/15/2000	SWD	4620.00	30348.0000000000	400.0000000000	8/1/1997	SWD	2975.00	26824.0000000000	117.0000000000	12/11/1996
		0.00	0.0000000000	0.0000000000	12/1/1981	D	0.45	9980.0000000000	29.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
12/1/1966	TD*	1110.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
11/1/1976	WD	61.50	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
4/18/1996	WD	2800.00	24794.0000000000	199.0000000000	3/1/1991	WD	0.70	10688.0000000000	198.0000000000	4/1/1968
3/1/1969	WD	73.50	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
12/13/1999	QCD	0.70	30340.0000000000	1224.0000000000	4/12/1995	QCD	0.70	23512.0000000000	971.0000000000	11/1/1989
9/13/2005	WD	1645.00	40520.0000000000	1484.0000000000			0.00	0.0000000000	0.0000000000	
6/1/1994	WD	2100.00	22258.0000000000	275.0000000000	10/1/1988	WD	2475.00	0.0000000000	0.0000000000	12/1/1985
11/29/2006	SW*	0.00	43332.0000000000	1893.0000000000	12/1/2006	SW*	0.00	43332.0000000000	1890.0000000000	12/1/2006
10/1/1991	WD	5010.00	18810.0000000000	569.0000000000	9/1/1990	CET	5.50	0.0000000000	0.0000000000	12/1/1981
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
10/9/2014	CET	779.10	51185.0000000000	853.0000000000	8/1/2014	CET	2.80	51059.0000000000	1355.0000000000	1/25/2013
10/18/2013	WD	1106.00	50279.0000000000	739.0000000000	4/26/2010	WD	840.00	47076.0000000000	398.0000000000	6/17/2005
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	
3/31/2015	WD	805.00	0.0000000000	0.0000000000	3/1/1991	WD	225.00	18238.0000000000	996.0000000000	3/1/1991
7/22/2004	QCD	0.70	38199.0000000000	328.0000000000	12/10/2003	WD	1050.00	36601.0000000000	1514.0000000000	11/19/1997
7/15/1998	WD	665.00	28578.0000000000	274.0000000000	9/19/1997	SWD	507.50	27099.0000000000	574.0000000000	6/23/1997
3/18/2011	QCD	0.70	47841.0000000000	1878.0000000000	3/18/2011	QCD	0.70	47841.0000000000	1877.0000000000	3/29/2011
2/16/2017	WD	1295.00	0.0000000000	0.0000000000	1/24/2014	WD	903.00	50532.0000000000	1582.0000000000	12/29/1997

4/1/1992 QCD	0.70	19792.0000000000	307.0000000000	8/1/1976 WD	90.00	0.0000000000	0.0000000000	11/1/1973
7/18/1995 WD	542.50	23796.0000000000	721.0000000000	8/1/1991 QCD	474.00	18983.0000000000	653.0000000000	7/1/1991
9/1/1994 WD	616.00	22725.0000000000	46.0000000000	8/1/1992 WD	504.00	0.0000000000	0.0000000000	10/1/1990
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000	
3/4/2005 WD	1645.00	39643.0000000000	14.0000000000	1/1/1992 QCD	0.60	19150.0000000000	214.0000000000	11/1/1979
6/21/2004 WD	966.00	37711.0000000000	348.0000000000	10/29/2002 WD	854.00	34071.0000000000	783.0000000000	1/7/1998
8/22/1997 D	525.00	26930.0000000000	322.0000000000	3/7/1997 QCD	0.70	26273.0000000000	707.0000000000	6/1/1993
10/3/2007 QCD	0.70	44689.0000000000	1236.0000000000	5/1/1986 WD	0.50	13377.0000000000	520.0000000000	3/1/1984
7/8/2013 WD	980.00	50105.0000000000	1162.0000000000	5/30/2003 WD	1190.00	35320.0000000000	1743.0000000000	6/21/2001
4/26/2012 DRR	0.00	48759.0000000000	28.0000000000	4/26/2012 WD	696.50	48709.0000000000	1673.0000000000	4/26/2012
2/7/2005 QCD	0.70	39084.0000000000	666.0000000000	12/20/2004 WD	1225.00	38810.0000000000	1539.0000000000	11/22/2002
10/19/1994 SWD	469.00	22790.0000000000	252.0000000000	7/1/1994 CET	415.80	22350.0000000000	384.0000000000	7/1/1987
11/22/2011 SWD	518.00	48382.0000000000	1595.0000000000	5/9/2011 ACT	0.00	47903.0000000000	337.0000000000	3/31/2011
6/28/2005 SWD	1554.00	40094.0000000000	830.0000000000		0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000	
10/7/2011 WD	591.50	48235.0000000000	626.0000000000	7/6/2005 SWD	1566.60	40055.0000000000	925.0000000000	
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000	

DEED_TYP_3	STAMP_AM_4	BOOK_5	PAGE_5	LAND_CALC_	LAND_CALC1	LAND_CAL_1	LAND_CAL_2	LAND_CAL_3	LAND_CAL_4	LAND_CAL_5
	0.00	0.0000000000	0.0000000000	0.10	1324023.00	SF	0.00	0.00		0.00
WD	70.50	0.0000000000	0.0000000000	8.00	14025.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	8.00	20105.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	8.00	28771.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	14696.00	SF	12.00	18389.00	SF	0.00
	0.00	0.0000000000	0.0000000000	16.00	9000.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	16.00	9000.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	16.00	9000.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	16.00	8866.00	SF	0.00	0.00		0.00
WD*	10416.00	20265.0000000000	130.0000000000	8.00	56114.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	3500.00	SF	0.00	0.00		0.00
WD	11655.00	45158.0000000000	565.0000000000	24.00	3500.00	SF	0.00	0.00		0.00
D	30.00	0.0000000000	0.0000000000	24.00	1750.00	SF	0.00	0.00		0.00
WD	515.25	0.0000000000	0.0000000000	24.00	1750.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	1750.00	SF	0.00	0.00		0.00
WD	555.75	0.0000000000	0.0000000000	24.00	1750.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	7000.00	SF	0.00	0.00		0.00
QCD	0.70	31706.0000000000	391.0000000000	24.00	7000.00	SF	0.00	0.00		0.00
SWD	2796.50	25829.0000000000	454.0000000000	24.00	11000.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	16500.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	47702.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	7000.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	3500.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	3500.00	SF	0.00	0.00		0.00
WD	60.00	0.0000000000	0.0000000000	24.00	3500.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	3500.00	SF	0.00	0.00		0.00
WD	907.50	16984.0000000000	186.0000000000	24.00	1750.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	24.00	1750.00	SF	0.00	0.00		0.00
QCD	0.50	0.0000000000	0.0000000000	24.00	3500.00	SF	0.00	0.00		0.00
SW*	0.00	43332.0000000000	1886.0000000000	24.00	10500.00	SF	0.00	0.00		0.00
TD*	1208.25	0.0000000000	0.0000000000	24.00	10000.00	SF	0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	0.00	0.00		0.00	0.00		0.00
CET	43.40	49533.0000000000	497.0000000000	0.00	0.00		0.00	0.00		0.00
SWD	1995.00	40055.0000000000	1131.0000000000	0.00	0.00		0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	0.00	0.00		0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	0.00	0.00		0.00	0.00		0.00
	0.00	0.0000000000	0.0000000000	0.00	0.00		0.00	0.00		0.00
WD	225.50	0.0000000000	0.0000000000	0.00	0.00		0.00	0.00		0.00
WD	378.00	27361.0000000000	210.0000000000	0.00	0.00		0.00	0.00		0.00
CET	0.70	26637.0000000000	940.0000000000	0.00	0.00		0.00	0.00		0.00
QCD	0.70	47841.0000000000	1876.0000000000	0.00	0.00		0.00	0.00		0.00
WD	420.00	27548.0000000000	120.0000000000	0.00	0.00		0.00	0.00		0.00

WD	95.70	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
WD	474.00	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
QCD	0.55	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
	0.00	0.0000000000	0.0000000000	24.00	3500.00 SF	0.00	0.00	0.00
	0.00	0.0000000000	0.0000000000	0.51	314974.00 SF	0.00	0.00	0.00
WD	288.00	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
WD	0.70	27856.0000000000	677.0000000000	0.00	0.00	0.00	0.00	0.00
WD	462.00	20802.0000000000	903.0000000000	0.00	0.00	0.00	0.00	0.00
WD	264.15	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
WD	784.00	31777.0000000000	1635.0000000000	0.00	0.00	0.00	0.00	0.00
DRR	0.00	48759.0000000000	26.0000000000	0.00	0.00	0.00	0.00	0.00
WD	871.50	34184.0000000000	1179.0000000000	0.00	0.00	0.00	0.00	0.00
PRD	415.25	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
CET	386.40	47893.0000000000	1724.0000000000	0.00	0.00	0.00	0.00	0.00
	0.00	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
	0.00	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
	0.00	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00
	0.00	0.0000000000	0.0000000000	0.00	0.00	0.00	0.00	0.00

LAND_CAL_6	LAND_CAL_7	LAND_CAL_8	LAND_CAL_9	LAND_CA_10	SITUS_STRE	SITUS_ST_1	SITUS_ST_2	SITUS_ST_3	SITUS_ST_4	SITUS_ST_5	SITUS_CITY	SITUS_ZIP_
0.00		0.00	0.00				NE		33	AVE	FL	33308
0.00		0.00	0.00		2845		NE		51	ST	FL	33308
0.00		0.00	0.00		2801		NE		51	ST	FL	33308
0.00		0.00	0.00		2797		NE		51	ST	FL	33308
0.00		0.00	0.00		2929		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00				NE		51	ST	FL	33308
0.00		0.00	0.00				NE		51	ST	FL	33308
0.00		0.00	0.00				NE		51	ST	FL	33308
0.00		0.00	0.00		2700		NE		51	ST	FL	33308
0.00		0.00	0.00		2925		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2919		E		COMMERCIAL	BLVD	FL	333084207
0.00		0.00	0.00		2911		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2909		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2907		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2905		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2861		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2811	2841	E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2801	2809	E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2701	2715	E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		5000		NE		28	AVE	FL	33308
0.00		0.00	0.00		2910		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2906	2908	E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2904		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2900		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2850		E		COMMERCIAL	BLVD	FL	333084206
0.00		0.00	0.00		2828		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2826		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2822		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2800		E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2740	2748	E		COMMERCIAL	BLVD	FL	33308
0.00		0.00	0.00		2901		NE		51	ST	FL	33308
0.00		0.00	0.00		2901		NE		51	ST	FL	33308
0.00		0.00	0.00		2901		NE		51	ST	FL	33308
0.00		0.00	0.00		2901		NE		51	ST	FL	33308
0.00		0.00	0.00		2901		NE		51	ST	FL	33308
0.00		0.00	0.00		2901		NE		51	ST	FL	33308
0.00		0.00	0.00		2811		NE		51	ST	FL	333084211
0.00		0.00	0.00		2811		NE		51	ST	FL	33308
0.00		0.00	0.00		2811		NE		51	ST	FL	33308
0.00		0.00	0.00		2811		NE		51	ST	FL	33308
0.00		0.00	0.00		2811		NE		51	ST	FL	33308



SITUS_UNIT	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU	TWO_YRS__1	TWO_YRS__2	TWO_YRS_TA	TWO_YRS_AS
	132400	0	0	0	0	132400	132400	0	0	0	0
	112200	1333890	0	1423730	3129073	1423730	112200	1333890	0	1294300	2893664
	160840	2286140	0	2354560	5099811	2354560	160840	2039410	0	2140510	4568119
	230170	4631110	0	4709120	10152056	4709120	230170	4276380	0	4281020	9238807
	573370	3979630	0	4553000	11716993	4553000	573370	4590770	0	5164140	12499166
	144000	13020	0	157020	338211	157020	108000	13020	0	121020	226102
	144000	13020	0	157020	338211	157020	108000	13020	0	121020	226102
	144000	13020	0	133120	309428	133120	108000	13020	0	121020	226102
	141860	11660	0	129850	302511	129850	106390	11660	0	118050	220554
	448910	3537390	0	3396010	8377793	3396010	448910	3323480	0	3087290	7535956
	84000	298100	0	377330	900900	377330	84000	259030	0	343030	735991
	84000	1215760	0	1299760	2691531	1299760	84000	1215760	0	1299760	2665967
	42000	312920	0	346460	710014	346460	42000	294700	0	314970	650709
	42000	271450	0	313450	642693	313450	42000	256260	0	288390	593057
	42000	194600	0	236600	500639	236600	42000	185320	0	227320	472307
	42000	190950	0	232950	493765	232950	42000	181850	0	223850	465823
	168000	2010760	0	990000	3140970	990000	168000	732000	0	900000	2156688
	168000	1362000	0	1530000	3368807	1530000	168000	1733970	0	1901970	4028689
	264000	1770830	0	2034830	4328449	2034830	264000	1770830	0	2034830	4276912
	396000	1361330	0	1757330	3866916	1757330	396000	1294290	0	1690290	3633203
	1144850	74850	0	0	0	1219700	1144850	74850	0	0	0
	168000	340460	0	508460	1086713	508460	168000	307360	0	475360	983224
	84000	378830	0	462830	981417	462830	84000	357600	0	441600	920150
	84000	388030	0	472030	999898	472030	84000	358020	0	442020	920933
	84000	768720	0	852720	1733712	852720	84000	691230	0	775230	1574579
	84000	274720	0	325780	697931	325780	84000	212170	0	296170	600941
	42000	305190	0	347190	706380	347190	42000	318160	0	360160	720496
	42000	281660	0	323660	661399	323660	42000	265370	0	307370	621868
	84000	447450	0	531450	1108035	531450	84000	447450	0	524870	1080162
	252000	1342440	0	1594440	3542152	1594440	252000	1292620	0	1544620	3361046
	240000	891160	0	1131160	2417198	1131160	240000	823110	0	1057730	2217404
6	16780	151060	0	157800	338749	157800	15710	141400	0	143460	308330
1	16780	151060	0	157800	339130	157800	15710	141400	0	143460	308330
2	16780	151060	0	157800	338807	157800	15710	141400	0	143460	308330
3	16780	151060	0	119610	292840	119610	15710	141400	0	108740	266860
4	16780	151060	0	139310	316565	139310	15710	141400	0	126650	288252
5	16780	151060	0	30020	111554	80020	15710	141400	0	28230	100691
2	16710	150390	0	117100	271252	167100	16200	145800	0	162000	333768
7	16710	150390	0	115720	268692	165720	16200	145800	0	112000	257200
3	20580	185230	0	42610	134968	92610	19950	179580	0	40530	123672
4	16710	150390	0	115720	268692	165720	16200	145800	0	112000	257200
5	16710	150390	0	167100	347732	167100	16200	145800	0	162000	333768

6	20580	185230	0	165400	372749	165400	19950	179580	0	150370	345169
1	24450	220070	0	119360	277922	169360	23710	213350	0	115560	263852
8	24450	220070	0	0	40265	110030	23710	213350	0	0	31100
	84000	5340	0	0	0	89340	84000	5340	0	0	0
	161780	0	0	0	0	161780	161780	0	0	0	0
9	24450	220070	0	196520	436004	196520	23710	213350	0	178660	404251
10	14250	128250	0	142500	302105	142500	16200	145800	0	122100	286113
11	25260	227300	0	202560	431649	252560	19950	179580	0	174060	373465
12	20000	180000	0	71800	188716	121800	19390	174510	0	69070	176993
13	20000	180000	0	139890	315012	189890	19390	174510	0	135630	301347
14	20580	185230	0	165400	372749	165400	19950	179580	0	150370	345169
15	16710	150390	0	167100	347732	167100	16200	145800	0	141750	309582
8B	24450	220070	0	228180	474154	228180	23710	213350	0	207440	438627
7	16780	151060	0	167840	350840	167840	15710	141400	0	157110	324634
8	16780	151060	0	167840	350924	167840	15710	141400	0	157110	324634
9	16780	151060	0	119610	292840	119610	15710	141400	0	108740	266860
10	16780	151060	0	167840	350924	167840	15710	141400	0	157110	324634
11	16780	151060	0	119610	292840	119610	15710	141400	0	108740	266860

TWO_YRS_SO	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNITS	BLDG_YEAR_	BLDG_IMPRO	BLDG_CCLAS	BLDG_NUM_O	BLDG_USE_C	HOMESTEAD_	NCU_LAND	NCU_BLDG
132400	0	0	0	0			0	N		0	0
1294300	8825	8825	12	1982	003	2	1 100	N		0	0
2140510	20561	20561	17	1967	003	2	1 100	N		0	0
4281020	41738	41738	35	1978	003	2	1 100	N		0	0
5164140	60858	60858	0	1981	003	2	1 300	N		0	0
121020	0	0	0	1998	004	2	0 405	N		0	0
121020	0	0	0	1998	004	2	0 405	N		0	0
121020	0	0	0	1998	004	2	0 405	N		0	0
118050	0	0	0	1998	004	2	0 405	N		0	0
3087290	30471	30471	42	1980	003	2	1 100	N		0	0
343030	2584	2584	0	1974	003	2	1 204	N		0	0
1299760	6082	6082	0	1979	003	2	1 300	N		0	0
314970	1448	1448	0	1973	003	2	1 203	Y		0	0
288390	1283	1283	0	1973	003	2	1 203	Y		0	0
227320	1237	1237	0	1973	001	2	1 206	N		0	0
223850	1213	1213	0	1973	001	2	1 206	N		0	0
900000	13366	13366	0	1999	004	2	2 299	N		0	0
1901970	13049	13049	0	1976	003	2	2 209	N		0	0
2034830	14678	14678	0	1976	003	2	2 209	N		0	0
1690290	11284	11284	0	1972	001	2	1 200	N		0	0
1219700	0	0	0	2007	005	2	0 405	N		0	0
475360	2934	2934	0	1965	001	2	1 200	N		0	0
441600	2694	2694	0	1977	003	2	1 203	N		0	0
442020	2694	2694	0	1972	001	2	1 200	N		0	0
775230	5168	5168	1	1981	003	2	2 101	N		0	0
296170	1561	1561	0	1975	003	2	1 303	N		0	0
360160	1388	1388	0	1972	003	2	1 302	N		0	0
307370	1218	1218	0	1970	003	2	1 203	N		0	0
524870	2508	2508	0	1967	003	2	1 203	Y		0	0
1544620	13411	13411	0	1975	003	2	1 302	N		0	0
1057730	7179	7179	0	1989	003	2	1 206	N		0	0
143460	758	0	1	2006	005	2	1	N		0	0
143460	802	0	1	2006	005	2	1	N		0	0
143460	765	0	1	2006	005	2	1	N		0	0
108740	768	0	1	2006	005	2	1	Y		0	0
126650	768	0	1	2006	005	2	1	N		0	0
78230	768	0	1	2006	005	2	1	N		0	0
162000	680	0	1	1974	003	2	1	N		0	0
162000	680	0	1	1974	003	2	1	N		0	0
90530	946	0	1	1974	003	2	1	N		0	0
162000	680	0	1	1974	003	2	1	N		0	0
162000	680	0	1	1974	003	2	1	N		0	0

150370	946	0	1	1974 003	2	1	N	0	0
165560	1030	0	1	1974 003	2	1	N	0	0
107560	1030	0	1	1974 003	2	1	N	0	0
89340	0	0	0	1972 003	2	0 405	N	0	0
161780	0	0	0	0		0	N	0	0
178660	1030	0	1	1974 003	2	1	N	0	0
122100	680	0	1	1974 003	2	1	N	0	0
174060	946	0	1	1974 003	2	1	N	0	0
119070	890	0	1	1974 003	2	1	Y	0	0
185630	890	0	1	1974 003	2	1	N	0	0
150370	946	0	1	1974 003	2	1	N	0	0
141750	680	0	1	1974 003	2	1	N	0	0
207440	1033	0	1	1974 003	2	1	N	0	0
157110	758	0	1	2006 005	2	1	N	0	0
157110	768	0	1	2006 005	2	1	N	0	0
108740	768	0	1	2006 005	2	1	N	0	0
157110	768	0	1	2006 005	2	1	N	0	0
108740	768	0	1	2006 005	2	1	N	0	0

NCU_PCT	LY_NCU_PCT	A_DATE	L_DATE	B_DATE	SALE_VER1	SALE_VER2	SALE_VER3	SALE_VER4	DISASTER_C	DISASTER_Y	SENIOR	SEN_EX_COU	SEN_EX_CIT	PORTABILIT
1/1	1/1	0	0	0						0		0	0	
1/1	1/1	101009	70519	100531	T					0		0	0	
1/1	1/1	101009	70519	100531						0		0	0	
1/1	1/1	101009	70519	100531						0		0	0	
1/1	1/1	101009	100513	100531						0		0	0	
1/1	1/1	101009	80313	100520	D					0		0	0	
1/1	1/1	101009	80313	100520	D					0		0	0	
1/1	1/1	101009	80313	100520	D					0		0	0	
1/1	1/1	101009	80313	100520	D					0		0	0	
1/1	1/1	101009	90619	100804	D					0		0	0	
1/1	1/1	101009	80514	100531	T					0		0	0	
1/1	1/1	101009	100513	100531	Q	D	T	D		0		0	0	
1/1	1/1	101009	100511	100531	E	T				0		0	0	
1/1	1/1	101009	100511	100531	E					0		0	0	
1/1	1/1	101009	100511	100531						0		0	0	
1/1	1/1	101009	100511	100531	Q					0		0	0	
1/1	1/1	101009	80514	100531	D					0		0	0	
1/1	1/1	101009	100513	100601	D	Q				0		0	0	
1/1	1/1	101009	80514	100531	Q					0		0	0	
1/1	1/1	101009	100511	100721	Q					0		0	0	
1/1	1/1	101009	80524	90330						0		0	0	
1/1	1/1	101116	100511	100531						0		0	0	
1/1	1/1	101009	100511	100531	T					0		0	0	
1/1	1/1	101009	100511	100531	T					0		0	0	
1/1	1/1	101009	80514	100707	D	T				0		0	0	
1/1	1/1	101009	60607	100531	D					0		0	0	
1/1	1/1	101009	100513	100531	Q					0		0	0	
1/1	1/1	101009	70522	100531	Q	Q				0		0	0	
1/1	1/1	101009	80514	100531	T	Q				0		0	0	
1/1	1/1	101009	60607	100531	D					0		0	0	
1/1	1/1	101009	100511	100531						0		0	0	
1/1	1/1	101009	100429	100429	T					0		0	0	
1/1	1/1	101009	100429	100429	Q	C	D	D		0		0	0	
1/1	1/1	101215	100429	100429	Q	T	Q	S		0		0	0	
1/1	1/1	101009	100429	100429	Q					0		0	0	
1/1	1/1	101009	100429	100429	S					0		0	0	
1/1	1/1	101009	100429	100429	S					0		0	0	
1/1	1/1	101215	100429	100429	S					0		0	0	
1/1	1/1	101019	100429	100429	Q	Q	Q			0		0	0	
1/1	1/1	101009	100429	100429	Q	S				0		0	0	
1/1	1/1	101009	100429	100429						0		0	0	
1/1	1/1	110104	100429	100429	T	Q	T	T		0		0	0	
1/1	1/1	101009	100429	100429	Q	T	Q	Q		0		0	0	

1/1	1/1	101009	100429	100429	T				0	0	0
1/1	1/1	101009	100429	100429					0	0	0
1/1	1/1	101009	100429	100429					0	0	0
1/1	1/1		0	0	0				0	0	0
1/1	1/1		0	0	0				0	0	0
1/1	1/1	101009	100429	100429	C	D			0	0	0
1/1	1/1	101009	100429	100429	Q	Q			0	0	0
1/1	1/1	101009	100429	100429	Q	Q			0	0	0
1/1	1/1	101009	100429	100429	Q	Q	T		0	0	0
1/1	1/1	101009	100429	100429	Q	T	Q		0	0	0
1/1	1/1	101009	100429	100429	Q	T	T	S	0	0	0
1/1	1/1	101009	100429	100429	T	Q			0	0	0
1/1	1/1	101009	100429	100429	T	T	C	T	0	0	0
1/1	1/1	101009	100429	100429	Q	Q			0	0	0
1/1	1/1	101009	100429	100429	Q				0	0	0
1/1	1/1	101009	100429	100429	T	T	S		0	0	0
1/1	1/1	101009	100429	100429					0	0	0





SALE2_CHAN	SALE3_VORI	SALE3_CHAN	SALE4_VORI	SALE4_CHAN	SALE5_VORI	SALE5_CHAN	PRELIM_JUS	PRELIM_JV_	GIS_SQUARE	ACTUAL_YEA	LAST_PHYSI
							132400		1324023		1220
							1474680		14025	1972	1220
							2505520		20105	1967	1220
							4973970		28771	1971	0521
							4553000		33085	1973	0120
							157020		9000	1997	0120
							157020		9000	1997	0120
							157020		9000	1997	0120
							153520		8866	1997	0120
							4068570		56114	1979	0719
							393830		3500	1970	0120
							1153490		3500	1970	0321
							354920		1750	1966	0120
							313450		1750	1966	0120
							236600		1750	1966	0120
							232950		1750	1966	0120
							2178580		7000	1969	1220
							1533860		7000	1970	1220
							2034830		11000	1971	0120
							1575000		16500	1970	0321
							1219700		47702	2006	0120
							543510		7000	1964	0120
							462830		3500	1972	0120
							472030		3500	1971	1219
							852720		3500	1971	0120
							358720		3500	1970	0120
							347190		1750	1967	0120
							323660		1750	1967	0120
							625230		3500	1966	0120
							1718870		10500	1970	0120
							1131160		10000	1969	0120
							198440		847	1972	0520
							198440		428	1972	0520
							198440		776	1972	0520
							198440		776	1972	0520
							198440		776	1972	0520
							198440		790	1972	0520
							166880		743	1973	0420
							166880		744	1973	0420
							205540		979	1973	0420
							166880		714	1973	0420
							166880		714	1973	0420

205540	979 1973	0420
244200	1161 1973	0420
244200	1164 1973	0420
89340	3500 1971	0120
161780	314974	0120
244200	0 1973	0420
166880	0 1973	0420
205540	0 1973	0420
199730	0 1973	0420
199730	0 1973	0420
205540	0 1973	0420
166880	0 1973	0420
244200	0 1973	0420
198440	0 1972	0520
198440	0 1972	0520
198440	0 1972	0520
198440	0 1972	0520
198440	0 1972	0520

OWNERS_DOM	CENSUS_BLO	SALE1_QUAL	SALE2_QUAL	SALE3_QUAL	SALE4_QUAL	SALE5_QUAL	PAIRING_CO	LAND_TAG	MISC_DISTR	MISC_DIST_	NCU_LAND2
	120110402031							75		0	0
	120110402031	11						81		0	0
	120110402031							81		0	0
	120110402031							81		0	0
	120110402031							56		0	0
	120110402031	37						59		0	0
	120110402031	37						59		0	0
	120110402031	40						59		0	0
	120110402031	40						58		0	0
	120110402031	30						58		0	0
	120110402031	11						55		0	0
	120110402031	01	12	11	12			55		0	0
	120110402031	05	11					55		0	0
	120110402031	05						55		0	0
	120110402031							55		0	0
	120110402031	01						55		0	0
	120110402031	40						55		0	0
	120110402031	40	01					55		0	0
	120110402031	01						54		0	0
	120110402031	01						54		0	0
	120110402031							54		0	0
	120110404022							55		0	0
	120110404022	11						55		0	0
	120110404022	11						55		0	0
	120110404022	37	11					55		0	0
	120110404022	30						55		0	0
	120110404022	01						55		0	0
	120110404022	01	01					55		0	0
	120110404022	11	01					55		0	0
	120110404022	05						54		0	0
	120110404022							54		0	0
	120110402031	11					4AX			0	0
FL	120110402031	01	02	12	12	12	4AX			0	0
	120110402031	01	11	01	02		4AX			0	0
	120110402031	01					4AX			0	0
	120110402031	02					4AX			0	0
	120110402031	02					4AX			0	0
FL	120110402031	01	01	01			4AX			0	0
FL	120110402031	01	02				4AX			0	0
FL	120110402031						4AX			0	0
FL	120110402031	11	01	11	11	11	4AX			0	0
	120110402031	01	11	01	01		4AX			0	0

FL	120110402031	11				4AX		0	0
	120110402031					4AX		0	0
	120110402031					4AX		0	0
	120110404022						55	0	0
	120110402031						75	0	0
	120110402031	02	12			4AX		0	0
	120110402031	01	01			4AX		0	0
	120110402031	01	01			4AX		0	0
	120110402031	01	01	11		4AX		0	0
	120110402031	01	11	01		4AX		0	0
FL	120110402031	01	11	11	02	11	4AX	0	0
	120110402031	30	01				4AX	0	0
FL	120110402031	01					4AX	0	0
	120110402031	11	11	02	11	11	4AX	0	0
	120110402031	01	01				4AX	0	0
	120110402031	01					4AX	0	0
FL	120110402031	11	11	02			4AX	0	0
	120110402031						4AX	0	0

NCU_BLDG2	BEDS	BATHS	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW	GRANNY_FL	CRA	DAMAGE_TYP	STORM_DIST	STORM_ASSE	CLEAN_DIST
0	0.0	0.0	0	0	132400	0	0	0				0.00	
0	0.0	0.0	0	0	1446090	0	0	0			F2	14025.00	
0	32.0	32.0	0	0	2446980	0	0	0			F2	20105.00	
0	63.0	63.0	0	0	4861280	0	0	0			F2	28771.00	
0	0.0	0.0	0	0	4553000	0	0	0			F2	33085.00	
0	0.0	0.0	0	0	157020	0	0	0			F2	9000.00	
0	0.0	0.0	0	0	157020	0	0	0			F2	9000.00	
0	0.0	0.0	0	0	157020	0	0	0			F2	9000.00	
0	0.0	0.0	0	0	153520	0	0	0			F2	8866.00	
0	0.0	0.0	0	0	3986300	0	0	0			F2	56114.00	
0	0.0	0.0	0	0	382100	0	0	0			F2	3500.00	
0	0.0	0.0	0	0	1299760	0	0	0			F2	3500.00	
0	0.0	0.0	0	0	354920	0	0	0			F2	1750.00	
0	0.0	0.0	0	0	313450	0	0	0			F2	1750.00	
0	0.0	0.0	0	0	236600	0	0	0			F2	1750.00	
0	0.0	0.0	0	0	232950	0	0	0			F2	1750.00	
0	0.0	0.0	0	0	2178760	0	0	0			F2	7000.00	
0	0.0	0.0	0	0	1530000	0	0	0			F2	7000.00	
0	0.0	0.0	0	0	2034830	0	0	0			F2	11000.00	
0	0.0	7.0	0	0	1757330	0	0	0			F2	16500.00	
0	0.0	0.0	0	0	1219700	0	0	0				0.00	
0	0.0	0.0	0	0	508460	0	0	0			F2	7000.00	
0	0.0	0.0	0	0	462830	0	0	0			F2	3500.00	
0	0.0	0.0	0	0	472030	0	0	0			F2	3500.00	
0	2.0	2.0	0	0	852720	0	0	0			F2	3500.00	
0	0.0	0.0	0	0	358720	0	0	0			F2	3500.00	
0	0.0	0.0	0	0	347190	0	0	0			F2	1750.00	
0	0.0	0.0	0	0	323660	0	0	0			F2	1750.00	
0	0.0	0.0	0	0	531450	0	0	0			F2	3500.00	
0	0.0	0.0	0	0	1594440	0	0	0			F2	10500.00	
0	0.0	0.0	0	0	1131160	0	0	0			F2	10000.00	
0	2.0	2.0	0	0	167840	0	0	0			F2	1257.00	
0	1.0	2.0	0	0	167840	0	0	0			F2	1330.00	
0	2.0	2.0	0	0	167840	0	0	0			F2	1268.00	
0	2.0	2.0	0	0	167840	0	0	0			F2	1273.00	
0	2.0	2.0	0	0	167840	0	0	0			F2	1273.00	
0	2.0	2.0	0	0	80020	0	0	0			F2	1273.00	
0	1.0	1.0	0	0	167100	0	0	0			F2	924.00	
0	1.0	1.0	0	0	165720	0	0	0			F2	924.00	
0	2.0	2.0	0	0	92610	0	0	0			F2	1285.00	
0	1.0	1.0	0	0	165720	0	0	0			F2	924.00	
0	1.0	1.0	0	0	167100	0	0	0			F2	924.00	

0	2.0	2.0	0	0	205810	0	0	0	F2	1285.00
0	2.0	2.0	0	0	169360	0	0	0	F2	1399.00
0	2.0	2.0	0	0	110030	0	0	0	F2	1399.00
0	0.0	0.0	0	0	89340	0	0	0		0.00
0	0.0	0.0	0	0	161780	0	0	0		0.00
0	2.0	2.0	0	0	244520	0	0	0	F2	1399.00
0	1.0	1.0	0	0	142500	0	0	0	F2	924.00
0	2.0	2.0	0	0	252560	0	0	0	F2	1285.00
0	2.0	2.0	0	0	121800	0	0	0	F2	1209.00
0	2.0	2.0	0	0	189890	0	0	0	F2	1209.00
0	2.0	2.0	0	0	205810	0	0	0	F2	1285.00
0	1.0	1.0	0	0	167100	0	0	0	F2	924.00
0	2.0	2.0	0	0	244520	0	0	0	F2	1403.00
0	2.0	2.0	0	0	167840	0	0	0	F2	1257.00
0	2.0	2.0	0	0	167840	0	0	0	F2	1273.00
0	2.0	2.0	0	0	167840	0	0	0	F2	1273.00
0	2.0	2.0	0	0	167840	0	0	0	F2	1273.00
0	2.0	2.0	0	0	167840	0	0	0	F2	1273.00

CLEAN_ASSE	EXEMPTIO_1	COMB_SPL_1	GRANNY_F_1	WIDOWERS	BLIND	SALE1_CIN	SALE2_CIN	SALE3_CIN	SALE4_CIN
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115890169.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115890169.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115176475.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115176475.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	116949713.000000000	116042931.000000000	115837735.000000000	115807689.000000000
0.00			0	0	0	117392780.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	117392780.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115176870.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115966547.000000000	114020880.000000000	0.000000000	0.000000000
0.00			0	0	0	114997429.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	116524765.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	112315181.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	112115822.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115022650.000000000	111712279.000000000	0.000000000	0.000000000
0.00			0	0	0	117125148.000000000	116955975.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	112823454.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	116947934.000000000	112782427.000000000	112599953.000000000	112502315.000000000
0.00			0	0	0	116529277.000000000	112694838.000000000	111888893.000000000	0.000000000
0.00			0	0	0	117319292.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115738699.000000000	114221234.000000000	112911377.000000000	0.000000000
0.00			0	0	0	115036009.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	0.000000000	0.000000000	0.000000000	0.000000000
0.00			0	0	0	115481314.000000000	115146749.000000000	0.000000000	0.000000000
0.00			0	0	0	116549714.000000000	115242271.000000000	114218604.000000000	112087123.000000000

0.00		0	0	0	0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00	7/9/2021	0	0	0	0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	116562949.0000000000	115601811.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	116268048.0000000000	114711164.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	117079012.0000000000	113271316.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	116316705.0000000000	114453924.0000000000	111756765.0000000000	0.0000000000
0.00		0	0	0	116693815.0000000000	116081639.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	115657576.0000000000	111552841.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	111977745.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	115047742.0000000000	112924432.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	115678119.0000000000	115503518.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	116512574.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	115078477.0000000000	0.0000000000	0.0000000000	0.0000000000
0.00		0	0	0	0.0000000000	0.0000000000	0.0000000000	0.0000000000



0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000 T	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000 T	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0
0.0000000000	0	0	0	0	0





**LEGEND**

- CABLE JUNCTION BOX
  - ▣ CATCH BASIN
  - CLEAN OUT
  - ⊕ CONTROL VALVE
  - ⊖ ELECTRIC SERVICE
  - ⊖ FIRE HYDRANT
  - ⊖ FP&L PAD
  - GUY ANCHOR
  - ⊖ MANHOLE
  - ⊖ POOL EQUIPMENT
  - ⊖ POWER/LIGHT POLE
  - ⊖ SPRINKLER SYSTEM
  - ⊖ WATER METER
  - ⊖ WATER VALVE
  - ⊖ WELL
  - ▨ BRICK PAVERS
  - CENTERLINE
  - ▨ CONCRETE/CHAT
  - ▨ CONCRETE WALL
  - ELEVATION
  - METAL FENCE
  - OVERHEAD WIRES
  - ▨ WOOD DECK/DOCK
  - ▨ WOOD FENCE
- ABBREVIATIONS**
- BC BUILDING CORNER
  - BW BACK OF WALK
  - C CALCULATED
  - M MEASURED
  - N.T.S. NOT TO SCALE
  - OP OPEN PORCH
  - ORB OFFICIAL RECORDS BOOK
  - PC POINT OF CURVATURE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PG PAGE
  - PRC POINT OF REVERSE CURVE
  - PRM PERMANENT REFERENCE MONUMENT
  - PT POINT OF TANGENCY
  - E/F EDGE OF FENCE
  - EW EDGE OF WATER
  - F/C FENCE CORNER
  - F/L FENCE LINE
  - FIP FOUND IRON PIPE
  - FIR FOUND IRON ROD
  - FN FOUND NAIL
  - FN&D FOUND NAIL & DISC
  - FP&L FLORIDA POWER AND LIGHT RECORD
  - R RADIAL
  - SN&D SET NAIL & DISC # 5495
  - SP SCREENED PORCH
  - SP&C SET 1/2" PIN & CAP # 5495

**LEGAL DESCRIPTION**

LOTS 2 AND 3, BLOCK 3, "CORAL RIDGE COMMERCIAL BOULEVARD ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
1302 N.E. 32nd LLC

PROPERTY ADDRESS:  
2811-2841 EAST COMMERCIAL BOULEVARD  
FORT LAUDERDALE, FL 33308

BOUNDARY SURVEY  
INVOICE # 31277U3  
SURVEY DATE 07/26/21

FLOOD ZONE X 0.2%  
MAP DATE 08/18/14  
MAP NUMBER 125105 0378H



Scale 1" = 20'

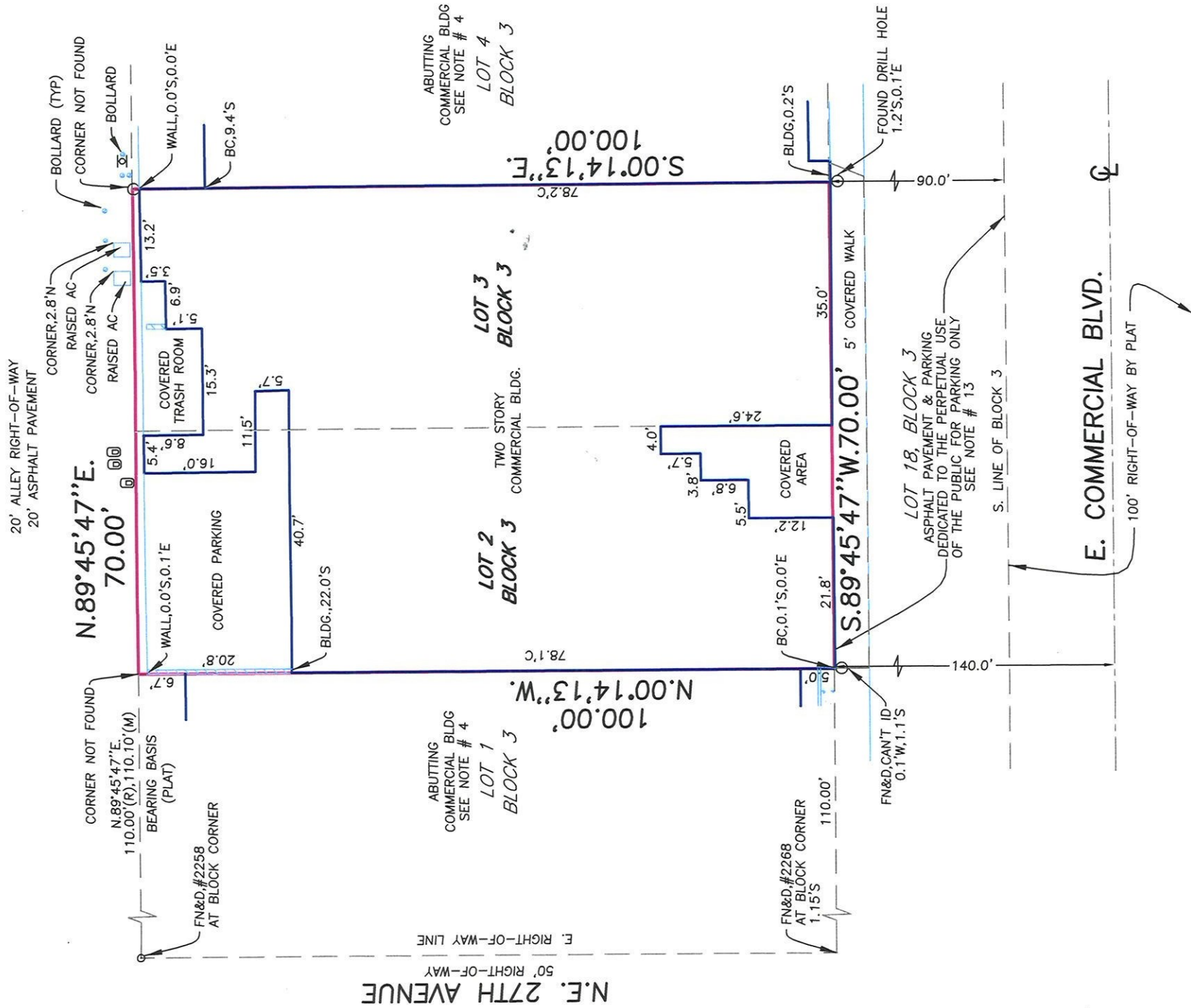
**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.
13. PARKING AREA OVER LOT 18, BLOCK 3 IS PER SURVEY PREPARED BY ACCURATE LAND SURVEYORS, INC. UNDER # SU-02-5469 DATED 05/09/01

**ATLANTIC COAST**  
SURVEYING, INC.

*Paul J. Stowell*

PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5241  
ATLANTIC COAST SURVEYING, INC.  
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314  
OFFICE: 954.587.2100 FAX: 954.587.5418



**LEGAL DESCRIPTION :**  
CORAL RIDGE COMMERCIAL BLVD ADD 43-13 B LOT 2,3 BLK 3

**PRIOR BUSINESS AND OCCUPANCY:** OFFICE  
**PROPOSED OCCUPANCY:** COMMUNITY BUSINESS CB  
OCCUPANCY GROUP : EXISTING GROUP "B" BUSINESS.

**FOLIO NUMBER:** 4942 13 07 0340  
**ADDRESS :** 2831 E COMMERCIAL BLVD.

**SCOPE OF WORK : REMODELING ONLY**  
1.RELOCATION AND REPLACEMENT OF EXTERIOR DOORS AND WINDOWS.  
2.ROOF REMOVAL ON OVERHEAD CANOPY  
3.ADDITION AND RELOCATION OF PARTITION WALLS.  
4.MECHANICAL, ELECTRICAL AND PLUMBING WORK.

**SETBACKS REQUIRED:**  
0' - 0" FRONT  
0' - 0" SIDE(EAST)  
0' - 0" REAR  
0' - 0" SIDE(WEST)  
**SETBACKS PROVIDED:**  
0' - 0" FRONT  
0' - 0" SIDE(EAST)  
0' - 0" REAR  
0' - 0" SIDE (WEST)

**SITE STATISTICS:**  
BUILDING COVERAGE : 1372 S.F  
PROPOSED COVERAGE : 1372 S.F

**BUILDING :**  
FIRST FLOOR: 1372 S.F  
TOTAL : 1372 S.F

LENGTH OF UNIT: 78' - 0"  
WIDTH OF UNIT: 17' - 0"

**HEIGHT OF BUILDING**  
T.O ROOF : 22'-0"  
ALL MECHANICAL EQUIPMENT SHALL BE FULLY HIDDEN FROM STREET VIEW

**BUILDING CODE:**  
FLORIDA BUILDING CODE 2020 (7TH EDITION)  
OCCUPANCY GROUP "B"  
CONSTRUCTION TYPE II A UNSPRINKLERED

**WATER SEWER PROVIDER:**  
CITY OF FT. LAUDERDALE WATER AND WASTE WATER SERVICES.

**COLOR OF BUILDING:**  
WHITE OC-67 (ICE MIST) GRAY 1607 (ENGLEWOOD CLIFFS) ALL PAINT BENJAMIN MOORE

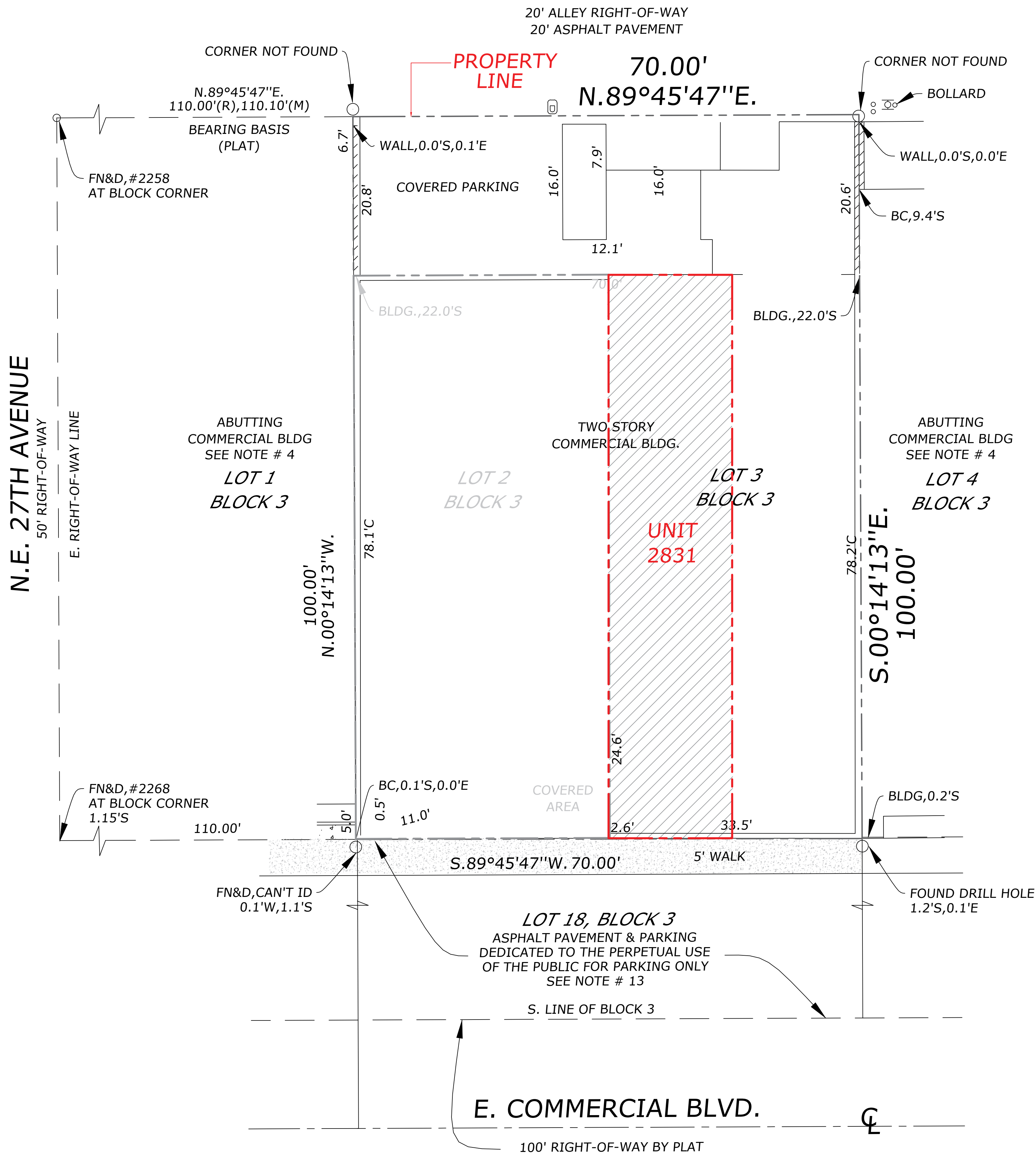
**ANALYSIS:**  
BUILDING OCCUP. COMM. GROUP B  
TYPE OF CONST. II A

**FIRE PROTECTION:**  
FIRE EXTINGUISHER SHALL BE INSTALLED TAGGED AND WALL MOUNTED IN BRACKETS @ 45° A.F.F.

**TOTAL** 1,372 S.F

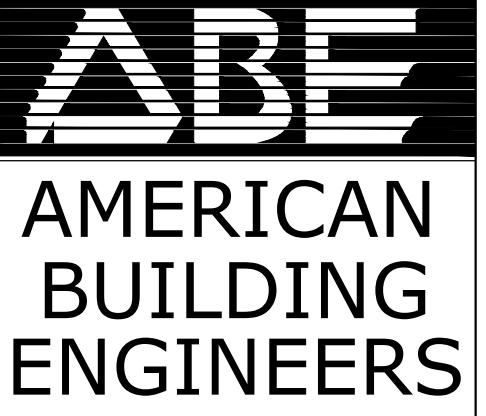
**FIRE RESISTANT REQUIREMENTS:**

PRIMARY STRUC. FRAME	1	2
BEARING WALLS EXTERIOR	2	2
BEARING WALLS INTERIOR	1	N/A
NON BEARING WALLS INTERIOR	0	DRYWALL
FLOOR, CONT. & SEC MEMBER	1	CONCRETE
ROOF CONT. SEC MEMBER	1	CONCRETE



**PERMIT ISSUE:**

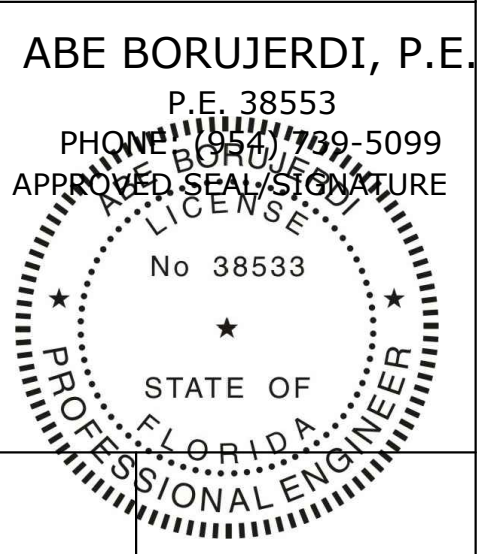
REVISIONS:	DATE:
1.	/ /
2.	/ /
3.	/ /
4.	/ /
5.	/ /



**AMERICAN BUILDING ENGINEERS**  
1842 East Oakland Park Blvd.  
Fort Lauderdale, Florida 33306  
Miami: 305.681.5563  
Fort Lauderdale: 954.739.5099  
Palm Beach: 561.243.3939  
Certificate of Authorization # 4732

2012 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF A.B.E. INC. ANY REPRODUCTION, DISCLOSURES OR USE THERE OF IN WHOLE OR PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION

DRAWINGS FOR  
**1302 N.E. 32 LLC**



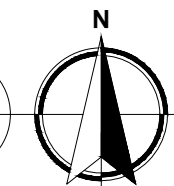
**EXISTING SITE PLAN**  
2821 E. COMMERCIAL BLVD, UNIT 200.  
FORT. LAUDERDALE, 33308

PROJECT #: 19.010

SHEET #: **SP-1**

PRINT DATE: 7/1/2021

**EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"  
1 SP-1



Front of the Building – South Side



Back of the Building – North Side



**Sec. 5-26 -Distance between Establishments**

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 223 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to two-hundred twenty three (223) feet, a total reduction of seventy seven (77) feet.



<b>Site Address</b>	<b>2811-2841 E COMMERCIAL BOULEVARD, FORT LAUDERDALE FL 33308</b>	<b>ID #</b>	4942 13 07 0340
<b>Property Owner</b>	1302 NE 32ND LLC	<b>Millage</b>	0311
<b>Mailing Address</b>	1842 E OAKLAND PARK BLVD FORT LAUDERDALE FL 33306	<b>Use</b>	12
<b>Abbr Legal Description</b>	CORAL RIDGE COMMERCIAL BLVD ADD 43-13 B LOT 2,3 BLK 3		

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
<b>2021*</b>	\$168,000	\$1,365,860	\$1,533,860	\$1,533,860	
<b>2020</b>	\$168,000	\$1,362,000	\$1,530,000	\$1,530,000	\$33,688.07
<b>2019</b>	\$168,000	\$1,733,970	\$1,901,970	\$1,901,970	\$40,286.89

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,533,860	\$1,533,860	\$1,533,860	\$1,533,860
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,533,860	\$1,533,860	\$1,533,860	\$1,533,860
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,533,860	\$1,533,860	\$1,533,860	\$1,533,860

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/31/2019	SWD-D	\$1,700,000	115966547	\$24.00	7,000	SF
10/28/2016	WD-Q	\$2,000,000	114020880			
7/11/2006	WD	\$1,960,000	42387 / 1279			
9/28/2002	WD	\$1,150,000	33931 / 120			
6/8/2001	QCD	\$100	31706 / 391			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		13049
				<b>Eff./Act. Year Built: 1976/1970</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
13049						7000		