



## **BOARD OF ADJUSTMENT MEETING NOTICE**

November 15, 2021

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

**Wednesday, December 08, 2021 at 6:00 P.M**

This meeting will be held in the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

<b>CASE:</b>	PLN-BOA-21110006
<b>OWNER:</b>	1415 SW LLC
<b>AGENT:</b>	MICHAEL A. RAJTAR, ESQ., and EBRYONNA WIGGINS, ESQ.,
<b>ADDRESS:</b>	1417 SW 27 <sup>TH</sup> COURT, FORT LAUDERDALE, FLORIDA 33315
<b>LEGAL DESCRIPTION:</b>	LOT 5, OF BLOCK 2, OF HIBISCUS GARDENS, AS RECORDED IN PLAT BOOK 10 AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
<b>ZONING DISTRICT:</b>	RS-8, RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	

**Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".**

**Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.  
(Note A)**

1. Requesting a variance from the minimum lot size requirements of 6000 square feet to 4738 square feet a total reduction of 1262 square feet.
2. Requesting a variance from the minimum lot width requirements of 50 feet to 46 feet a total reduction of 4 feet.

**Sec. 47-19.2.S - Accessory buildings, structures and equipment, general.**

3. Requesting a variance for an existing air conditioner compressor located on the east side, from the minimum 5 feet side yard requirement to be reduced to 1.67 feet, a total reduction of 3.33 feet

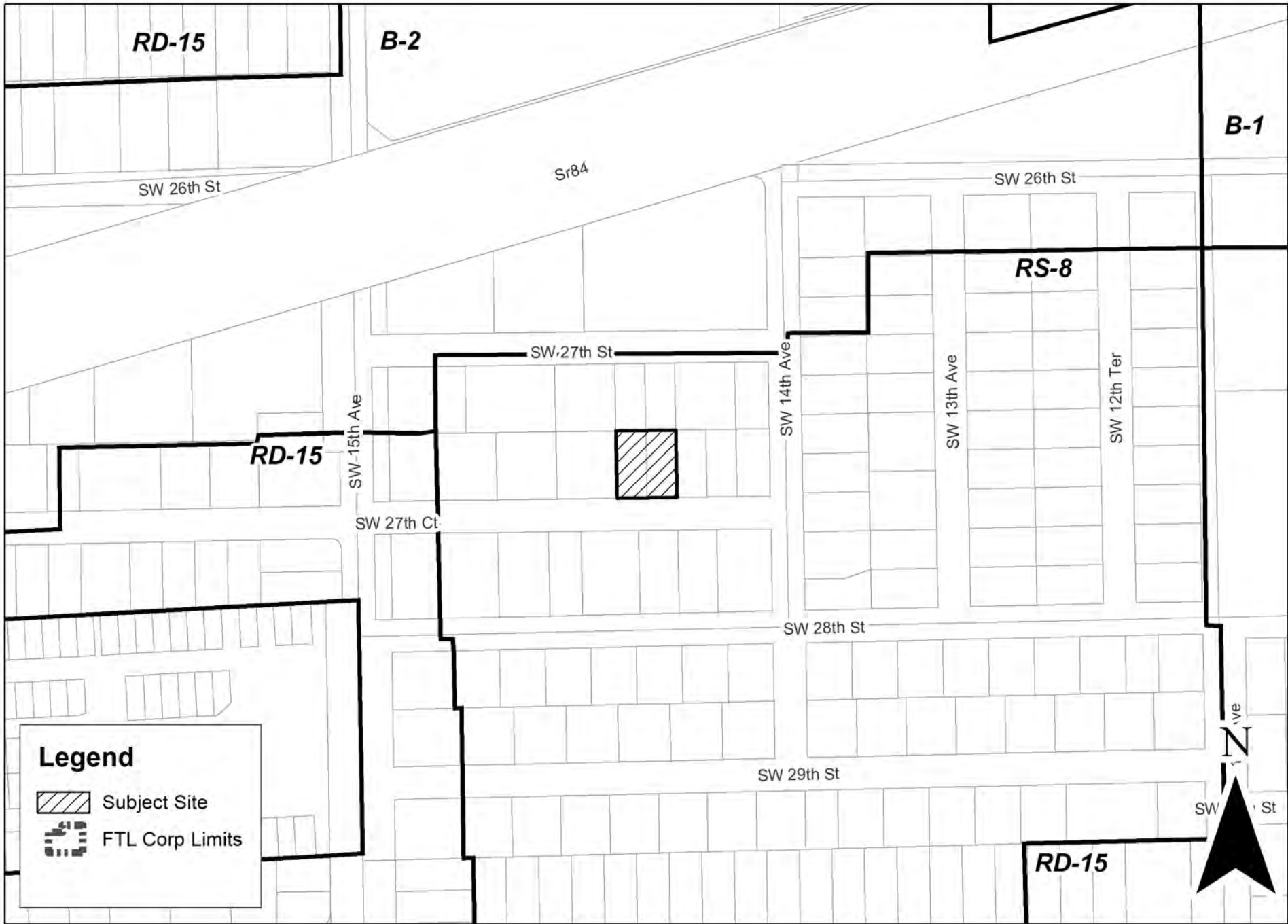
Note: To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

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

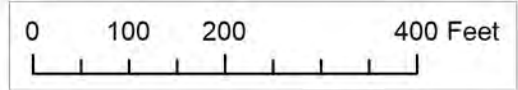
MOHAMMED MALIK  
ZONING ADMINISTRATOR

**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.**



# PLN-BOA-21110006



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 08, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21110006

Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".

Requesting: Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

1. Requesting a variance from the minimum lot size requirements of 6000 square feet to 4738 square feet a total reduction of 1262 square feet.
2. Requesting a variance from the minimum lot width requirements of 50 feet to 46 feet a total reduction of 4 feet.

Sec. 47-19.2.S - Accessory buildings, structures and equipment, general.

3. Requesting a variance for an existing air conditioner compressor located on the east side, from the minimum 5 feet side yard requirement to be reduced to 1.67 feet, a total reduction of 3.33 feet.

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

**INFORMATION: CONTACT (954) 828-6506  
<http://www.fortlauderdale.gov>**

*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: 12/8/2021

AGENDA ITEM: 3

CASE: 3

PLN-BOA-21110006

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.

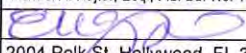
**NOTE:** To be filled out by Department

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	1415 SW, LLC
<b>Property Owner's Signature</b>	N/A signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	1722 Sheridan St., #374, Hollywood, FL 33020
<b>E-mail Address</b>	N/A
<b>Phone Number</b>	N/A
<b>Proof of Ownership</b>	<input checked="" type="checkbox"/> Warrantly Deed or <input type="checkbox"/> Tax Record

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

<b>Applicant / Agent's Name</b>	Michael A. Rajtar, Esq., Fla. Bar No. 154199 and Ebyonna Wiggins, Esq., Fla. Bar No. 1011473, on behalf of 1415 SW, LLC
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	2004 Polk St, Hollywood, FL 33020
<b>E-mail Address</b>	eservice@rajtarandassociates.com
<b>Phone Number</b>	(954) 241-0154
<b>Letter of Consent Submitted</b>	Yes

<b>Development / Project Name</b>	Parcel Division Variance
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 1417 SW 27th Ct., Fort Lauderdale, FL 33315
<b>Legal Description</b>	Lot 5 of Block 2 of HIBISCUS GARDENS as recorded in Plat Book 10, Page 1 of the Public Records of Broward County, Florida.
<b>Tax ID Follo Numbers</b> (For all parcels in development)	5042 21 06 0111 (as listed on the Broward County Property Appraiser)
<b>Variance Request (Describe)</b>	The Owner requests a variance for the non-conforming aspects of Lot 5 that resulted from a sub-division of the combined parcel (Lot 4 and Lot 5) into the originally platted lots.
<b>Applicable ULDR Sections</b>	Sec. 47-5.31 as to variances on Lot 5 for the minimum lot size and minimum lot width; Sec. 47-19.2.S as to a variance on Lot 5 for the AC compressor East side setback.

<b>Current Land Use Designation</b>	01 - Single Family
<b>Current Zoning Designation</b>	RS-8 - Residential Single Family/Low Medium Density
<b>Current Use of Property</b>	Residential - Single Family
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/> S	Minimum 25 ft	Lot 5 - 45.57 ft
Side <input type="checkbox"/> W	Minimum 5 ft up to 22 ft in height	Lot 5 - 5.64 ft
Side <input type="checkbox"/> E	Minimum 5 ft up to 22 ft in height; AC Unit 5 ft	Lot 5 - 5.02 ft, AC Unit 1.67 ft
Rear <input type="checkbox"/> N	Minimum 15 ft	Lot 5 - 24.93 ft

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

Answer All questions on this page and attach narrative.

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

Applicant is requesting a variance per Sec. 47-24.12 in order to develop the Property not in compliance with the ULDR, specifically those cited herein.

**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

Two homes were located on the combined parcel that consisted of Lot 4 and Lot 5, the first of which was built in 1945 and is within the bounds of Lot 4, 1415 SW 27 Ct. The second home was built in or around 2009 and is located within the bounds of Lot 5, 1417 SW 27 Ct. No immediately surrounding parcels contain two single-family homes that are situated within the bounds of the originally platted lots.

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:

The existence of two homes on the previously combined parcel, requiring a subdivision into the existing two Lots is peculiar to Lot 5, 1417 SW 27th Ct, as no other immediately surrounding parcels contained two single-family homes on a combined parcel, with each home located within the bounds of the original Lots that made up the combined parcel.

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 literal application of the ULDR would deprive the Owner of the right to convey the single-family home on Lot 5 to separate owners because the market demand for a combined parcel of this size with two single-family homes located within the original subdivided Lots, but with insufficient dimensions to further develop, is severely limited.

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

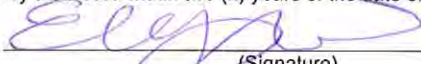
The dimensions of Lot 5, 1417 SW 27th Ct, were established within the Plat and it is unknown whether they were in compliance with prior zoning regulations.

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.

Confirmed, please see the attached Narrative.

**AFFIDAVIT:** I, Ebryonna Wiggins 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.

  
\_\_\_\_\_  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 16 day of November, 20  

(SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



**Christine Rajtar**  
**Comm.: HH 119935**  
**My Commission Expires:**  
**Aug. 6, 2025**

# RAJTAR & ASSOCIATES

A PROFESSIONAL ASSOCIATION

2004 POLK STREET

HOLLYWOOD, FL 33020

TEL: 954-241-0154 FAX: 954-639-9575

E-MAIL: MICHAEL@RAJTARANDASSOCIATES.COM

November 15, 2021

**Sent via Delivery and Online Variance Application:**

City of Fort Lauderdale

Urban Design & Development - BOA

700 NW 19<sup>th</sup> Ave

Fort Lauderdale, FL 33311

**RE: Board of Adjustment Parcel Division Variance on behalf of 1415 SW LLC**

**Name of Property Owner:** 1415 SW LLC

**Property Addresses:** 1417 SW 27 COURT, FORT LAUDERDALE, FL 33315

**Legal Description:** Lot 5 of Block 2 of HIBISCUS GARDENS as recorded in Plat Book 10, Page 1 of the Public Records of Broward County, Florida

**Our File No.:** 211962.00

To Whom It May Concern:

Please be advised that this firm represents 1415 SW LLC ("Owner"), the owner of the properties located at 1417 SW Ct, Fort Lauderdale, FL 33315 ("1417 SW 27 Ct" or "Lot 5"), which is the subject of a Variance Application being submitted to the Board of Adjustment. Pursuant to ULDR Section 47-24.12 (A)(2)(a), we are submitting this narrative to support our Client's request for a variance for the non-conforming aspects of Lot 5 that resulted after the combined parcel consisting of Lot 4 and Lot 5 was subdivided into its originally platted lots.

**Property Background**

The original bounds of 1417 SW 27 Ct are recorded in Plat Book 10, Page 1 of the Official Records of Broward County, Florida, within the document entitled Hibiscus Garden, A Subdivision in Sec. 21 in Ft. Lauderdale, Florida, Broward County (the "Plat"), which was recorded on January 1, 1978. The Plat separately numbers Lot 5 within Block 2 of the Plat. The conveyance history of the combined parcel prior to 1984 is not readily known because the owner in 1984, Emma H. Spurlock, died testate on March 23, 1984, and a prior deed is not available on the Broward County Property Appraiser website. The Personal Representative's Deed transferring title in 1984 states that Ms. Spurlock died testate. All probate matters are deemed confidential and are not publicly available. It is therefore unknown whether Lot 5 was ever conveyed as a separate parcel.

RAJTAR & ASSOCIATES

A PROFESSIONAL ASSOCIATION

2004 POLK STREET, HOLLYWOOD, FLORIDA 33020

PHONE: 954.241-0154 • FAX: 954.639-9575

### Applicable ULDR Sections

#### Sec. 47-19.2.S – Mechanical and plumbing equipment.

Sec. 47-19.2.S of the ULDR provides restrictions on the location of mechanical and plumbing equipment, including air conditioner compressors, providing as follows:

Mechanical and plumbing equipment, such as air conditioner compressors, generators, lawn irrigation pumps, and swimming pool accessories shall not be located in the required front yard, but may be located within the required side or rear yards, but shall be no closer than five (5) feet from any property line provided that no such structure exceeds five (5) feet in height measured from the grade, eight (8) feet in length and limited to an area of forty (40) square feet.

The air conditioner compressor of Lot 5, 1417 SW 27 Ct, requires a variance, as the East side yard setback is 1.67 feet instead of 5 feet.

#### Sec. 47-5.31 – Table of dimensional requirements for the RS-8 district.

Sec. 47-5.31 of the ULDR sets forth the dimensional requirements for the RS-8 district, including the minimum setback and square footage requirements.

Subdivided Lot 5, 1417 SW 27 Ct, requires a variance as to the minimum lot width, which is 46.00 feet instead of 50.00 feet.

#### Sec. 47-5.31 – Table of dimensional requirements for the RS-8 district.

Subdivided Lot 5, 1417 SW 27 Ct, requires a variance as to the minimum lot size, which is 4,738.00 sq. ft. instead of 6,000 sq. ft.

### Variance Criteria

*(1) Identification of any special conditions and circumstances that affect the property that prevent the reasonable use of the property.*

Two homes were located on the combined parcel that consisted of Lot 4 and Lot 5, the first of which was built in 1945 and is within the bounds of Lot 4, 1415 SW 27 Ct. The second home was built in or around 2009 and is located within the bounds of Lot 5, 1417 SW 27 Ct. No immediately surrounding parcels contain two single-family homes that are situated within the bounds of the originally platted lots.

## RAJ TAR & ASSOCIATES

A PROFESSIONAL ASSOCIATION

2004 POLK STREET, HOLLYWOOD, FLORIDA 33020

PHONE: 954.241-0154 • FAX: 954.639-9575

- (2) *Confirmation that the circumstances which cause the special conditions are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district.*

The existence of two homes on the previously combined parcel, requiring a subdivision into the existing two Lots is peculiar to Lot 5, 1417 SW 27<sup>th</sup> Ct, as no other immediately surrounding parcels contained two single-family homes on a combined parcel, with each home located within the bounds of the original Lots that made up the combined parcel.

- (3) *Confirmation that literal application of the provisions of the ULDR would deprive the property owner of a substantial property right, e.g., sale of the property, that is enjoyed by other property owners in the same zoning district, bearing in mind that it shall be of no importance that a denial of the variance might deny the owner a more profitable use of the property, provided the ULDR still allows a reasonable use of the property.*

The literal application of the ULDR would deprive the Owner of the right to convey the single-family home on Lot 5 to separate owners because the market demand for a combined parcel of this size with two single-family homes located within the original subdivided Lots, but with insufficient dimensions to further develop, is severely limited.

- (4) *Confirmation that the unique hardship is not self-created by the owner or its predecessors, nor is the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.*

The dimensions of Lot 5, 1417 SW 27<sup>th</sup> Ct, were established within the Plat and it is unknown whether they were in compliance with prior zoning regulations.

- (5) *Confirmation that the variance requested 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.*

The Owner is requesting a variance to permit Lot 5, 1417 SW 27<sup>th</sup> Ct, to remain subdivided as the originally platted lot, given that Lot 5 is similar to the surrounding original lots as to dimension and residential use. The variances requested pertain to the required setbacks and total square-footage, and do not change the nature of the zoning use.

Subdivided Lot 5, 1417 SW 27<sup>th</sup> Ct, only requires a variance as to the minimum lot width, which is 46.00 feet instead of 50.00 feet, as to the minimum lot size, which is 4,738.00 sq. ft. instead of 6,000 sq. ft., and as to the air conditioner compressor East side yard setback, which is 1.67 feet instead of 5 feet.

The purpose of the minimum standards adopted in the ULDR is "the promotion of health, safety, morals, comfort, prosperity and general welfare of the community." Maintaining Lot 5 as a subdivided parcel would not degrade or inhibit such purpose, as the single-family

## RAJ TAR & ASSOCIATES

A PROFESSIONAL ASSOCIATION

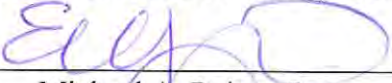
2004 POLK STREET, HOLLYWOOD, FLORIDA 33020

PHONE: 954.241-0154 • FAX: 954.639-9575

home on Lot 5 has been occupied and no easements or other property rights that may be claimed by separate owners of each lot would be the subject of contest. In addition, surrounding properties have not been and would not be adversely affected by the continued subdivision.

We appreciate your review of this application, and thank you in advance for your consideration of this request.

**RAJTAR & ASSOCIATES, P.A.**

By:   
\_\_\_\_\_  
Michael A. Rajtar, Esq.  
Ebryonna Wiggins, Esq.  
*For the Firm*

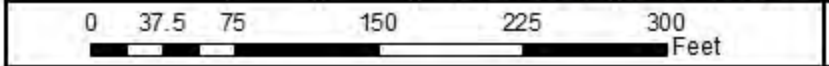
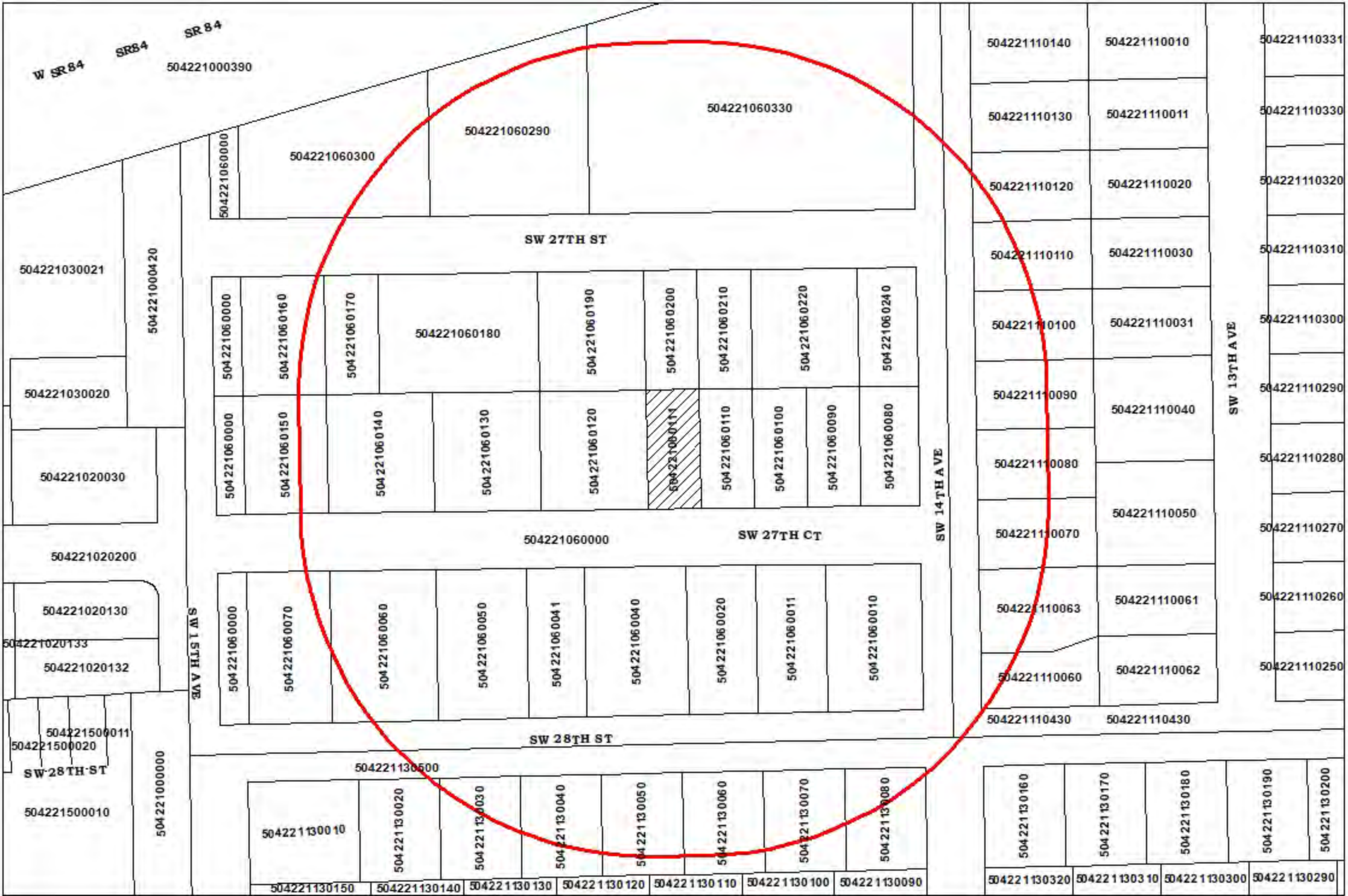
Cc: Client

**RAJTAR & ASSOCIATES**

A PROFESSIONAL ASSOCIATION

2004 POLK STREET, HOLLYWOOD, FLORIDA 33020

PHONE: 954.241-0154 • FAX: 954.639-9575



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER

1417 SW 27 CT  
DATE OF PRINT: 11/16/2021

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504221060330	RACETRAC PETROLEUM INC #553	%SILVER OAK ADVISORS	PO BOX 2437	SMYRNA	GA	30081
504221060290	GP SAARI LLC		21121 NE 24 CT	MIAMI	FL	33180
504221060300	PORT EVERGLADES SERVICE	STATION LLC	9701 NW 89 AVE	MEDLEY	FL	33178
504221110120	CELENTANO,TAMMI		2612 SW 14 AVE	FORT LAUDERDALE	FL	33315
504221110110	MCCARTY,EVELYN A H/E	MCCARTY,DAVID M SR	2626 SW 14 AVE	FORT LAUDERDALE	FL	33315
504221060240	STEPHENS,ANDREW		2701 SW 14 AVE #1-2	FORT LAUDERDALE	FL	33315
504221060220	SANFORD & MICHELLE L NELSON TR	NELSON,SANFORD & M L TRSTEES	829 SE 10 ST	FORT LAUDERDALE	FL	33316
504221060210	DOOLEY,EILEEN		1414 SW 27 ST	FORT LAUDERDALE	FL	33315
504221060200	SPECK,CHARLES		1416 SW 27 ST	FORT LAUDERDALE	FL	33315
504221060180	SYNEKTA DEVELOPMENT CORP		19111 COLLINS AVE APT 207	SUNNY ISLES BEACH	FL	33160
504221060170	APSS LLC		8361 NW 47 CT	LAUDERHILL	FL	33351
504221060160	FIEGER,HELENA		2700 SW 15 AVE	FORT LAUDERDALE	FL	33315
504221110100	L MICHELE & SANFORD NELSON TR	NELSON,L M & SANFORD TRSTEES	829 SE 10 ST	FORT LAUDERDALE	FL	33316
504221110090	FIGUEROA,ANGELITO B & HONORATA		7460 SW 18 ST	PLANTATION	FL	33317
504221060080	COLE,CELETRA		1403 SW 27 CT	FORT LAUDERDALE	FL	33315
504221060090	ARGUETA,OSCAR H PORTILLO		1407 SW 27 CT	FORT LAUDERDALE	FL	33315
504221060100	1411 SW LLC		1722 SHERIDAN ST #374	HOLLYWOOD	FL	33020
504221060130	WHITE,ELMO G & CAROLYN L		1427 SW 27 CT	FORT LAUDERDALE	FL	33315
504221060140	STEUERWALD,MERCEDES	STEUERWALD REV TR	1431 SW 27 CT	FORT LAUDERDALE	FL	33315
504221060150	BEASLEY,VINCENT		1441 SW 27 CT	FORT LAUDERDALE	FL	33315
504221110080	NONOG,JOSE N & PATROCINIO P		2644 SW 14 AVE	FORT LAUDERDALE	FL	33315
504221110070	UZANS LLC		1775 CANDELERO CT	WALNUT CREEK	CA	94598
504221060010	BUNDOC-BROUGHTON,DIANA		1401 SW 28 ST	FORT LAUDERDALE	FL	33315
504221060011	GIL,LUIS & GLADYS N		PO BOX 15983	PLANTATION	FL	33318
504221060020	ANCA,ESTEFANIA		1414 SW 27 CT	FORT LAUDERDALE	FL	33315
504221060040	YADGAROFF,ALEXANDRA		1435 SW 28 ST	FORT LAUDERDALE	FL	33315
504221110063	ALONSO,NADINE	HENAO,SEBASTIAN	2720 SW 14 AVE	FORT LAUDERDALE	FL	33315
504221060041	L RENTALS LLC		300 W STATE ROAD 84	FORT LAUDERDALE	FL	33315
504221060050	VERKEY,LISA & JOHN		1451 SW 28 ST	FORT LAUDERDALE	FL	33315
504221060060	ORDWAY,ALTHEA		561 SCOTT CIR	DECATUR	GA	30033
504221060070	CAVALLINI-SOOTHILL,KRISTEN ERICA		1444 SW 27 CT	FORT LAUDERDALE	FL	33315
504221110060	NICHOLSON,CURTIS B		1301 SW 28 ST	FORT LAUDERDALE	FL	33315
504221130080	STELMAKH,IRINA		1400 SW 28 ST	FORT LAUDERDALE	FL	33315
504221130070	ZELAYA,SAUL		1410 SW 28 ST	FORT LAUDERDALE	FL	33315
504221130060	STAFFORD,STEWART FRANK	STEWART FRANK STAFFORD REV TR	1420 SW 28 ST	FORT LAUDERDALE	FL	33315
504221130050	BALCAZAR ROJAS,PEDRO SAMUEL	BALCAZAR,SHEAMELL SAMANTHA	1430 SW 28 ST	FORT LAUDERDALE	FL	33315
504221130040	HEADRICK,CLAIRE BETH H/E	HEADRICK,BRUCE FRANCIS	1440 SW 28 ST	FORT LAUDERDALE	FL	33315
504221130030	SIMIONESCU,DANIELA		13570 LAKE SHORE DR NW	POULSBO	WA	98370
504221130020	NBT HOLDINGS CO		6840 NW 5 CT	PLANTATION	FL	33317
504221060190	SYNEKTA DEVELOPMENT CORP		19111 COLLINS AVE APT 207	SUNNY ISLES BEACH	FL	33160
504221060111	1415 SW LLC		1722 SHERIDAN ST #374	HOLLYWOOD	FL	33020
504221060120	RANDELL,CAROLYN		1421 SW 27 CT	FORT LAUDERDALE	FL	33315
504221130500	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504221110430	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504221110430	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504221060110	1415 SW LLC		1722 SHERIDAN ST #374	HOLLYWOOD	FL	33020

ADDRESS__1		LEGAL_LINE	LEGAL_LI_1	LEGAL_LI_2	LEGAL_LI_3
SMYRNA	GA30081	HIBISCUS GARDENS 10-1 B	LOTS 1 THRU 6,LOTS 21 THRU 23	LESS RD;24 & THAT PT OF VACATED	RD LYING N OF & ADJ TO SAME LESS
MIAMI	FL33180	HIBISCUS GARDENS 10-1 B	LOT 7 TO 9,LOTS 18 TO 20,LESS RD	BLK 3	
MEDLEY	FL33178	HIBISCUS GARDENS 10-1 B	LOT 10 & THAT PART OF LOTS 11,	12,13,16 & 17 WHICH LIES S OF S	R/W/L OF ST RD 84,LESS W 25
FORT LAUDERDALE	FL33315	DEVONSHIRE 22-29 B	LOT 18 BLK 1		
FORT LAUDERDALE	FL33315	DEVONSHIRE 22-29 B	LOT 17 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 26 BLK 2		
FORT LAUDERDALE	FL33316	HIBISCUS GARDENS 10-1 B	LOT 24,25 BLK 2		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 23 BLK 2		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 22 BLK 2		
SUNNY ISLES BEACH	FL33160	HIBISCUS GARDENS 10-1 B	LOT 17,18 & 19 BLK 2		
LAUDERHILL	FL33351	HIBISCUS GARDENS 10-1 B	LOT 16 BLK 2		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 14 LESS W 25,15 BLK 2		
FORT LAUDERDALE	FL33316	DEVONSHIRE 22-29 B	LOT 16 BLK 1		
PLANTATION	FL33317	DEVONSHIRE 22-29 B	LOT 15 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 1 BLK 2		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 2 BLK 2		
HOLLYWOOD	FL33020	HIBISCUS GARDENS 10-1 B	LOT 3 BLK 2		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 8,9 BLK 2		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 10,11 BLK 2		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 12,13 LESS W 25 FOR RD BLK 2		
FORT LAUDERDALE	FL33315	DEVONSHIRE 22-29 B	LOT 14 BLK 1		
WALNUT CREEK	CA94598	DEVONSHIRE 22-29 B	LOT 13 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 1,2 LESS W 14 BLK 1		
PLANTATION	FL33318	HIBISCUS GARDENS 10-1 B	LOT 2 W 14,3 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 4 & E 14 OF 5 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOTS 5 LESS E 14;6,7 LESS W 36	BLK 1	
FORT LAUDERDALE	FL33315	DEVONSHIRE 22-29 B	LOT 11 BEG NW COR,S 12.5,E 62,	NE 41.9 TO NE COR,W 101.9 TO	POB,12 BLK 1
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 7 W 36,8 E 14 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 8 LESS E 14,9 BLK 1		
DECATUR	GA30033	HIBISCUS GARDENS 10-1 B	LOT 10,11 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 12,13 LESS W 25 FOR RD BLK 1		
FORT LAUDERDALE	FL33315	DEVONSHIRE 22-29 B	LOT 11 LESS BEG NW COR,	S 12.5,E 62,NE 41.9 TO NE COR,	W 101.9 TO POB BLK 1
FORT LAUDERDALE	FL33315	HIBISCUS PARK 23-29 B	LOT 8 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS PARK 23-29 B	LOT 7 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS PARK 23-29 B	LOT 6 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS PARK 23-29 B	LOT 5 BLK 1		
FORT LAUDERDALE	FL33315	HIBISCUS PARK 23-29 B	LOT 4 BLK 1		
POULSBO	WA98370	HIBISCUS PARK 23-29 B	LOT 3 BLK 1		
PLANTATION	FL33317	HIBISCUS PARK 23-29 B	LOT 2 BLK 1		
SUNNY ISLES BEACH	FL33160	HIBISCUS GARDENS 10-1 B	LOT 20,21 BLK 2		
HOLLYWOOD	FL33020	HIBISCUS GARDENS 10-1 B	LOT 5	BLK 2	
FORT LAUDERDALE	FL33315	HIBISCUS GARDENS 10-1 B	LOT 6,7 BLK 2		
FORT LAUDERDALE	FL33301	HIBISCUS PARK 23-29 B	STREETS DEDICATED PER PLAT		
FORT LAUDERDALE	FL33301	DEVONSHIRE 22-29 B	AVENUES, TERRACE & STREETS	DEDICATED PER PLAT	
FORT LAUDERDALE	FL33301	DEVONSHIRE 22-29 B	AVENUES, TERRACE & STREETS	DEDICATED PER PLAT	
HOLLYWOOD	FL33020	HIBISCUS GARDENS 10-1 B	LOT 4	BLK 2	

LEGAL\_LI\_4  
ST RD;25,26 & THAT PT OF VACATED

LEGAL\_LI\_5  
RD LYING N OF & ADJ TO SAME

LEGAL\_LI\_6  
BLK 3

LEGAL\_LI\_7

LEGAL\_LI\_8

THEREOF, MORE FULLY DESC'D AS,

BEG AT SE COR OF LOT 10, W ALG

S/L OF BLK 3 FOR 164.00 TO PT ON

E R/W/L OF SW 15 AVE, N 85.61 TO

PT ON SLY R/W/L OF ST RD 84, NELY

LEGAL\_LI\_9

LEGAL\_L\_10

LEGAL\_L\_11

LEGAL\_L\_12

LEGAL\_L\_13

170.09,S 131.20 TO POB

BLK 3

ZIP4	MILL/US	US M/C	JUST_LAND	JUST_BUILD	JUST_OTHE	LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_NEW_SOH_NEW_SB_SC	HE1_AMOU	HE2_AMOU	WVD_AMO	EXEMPTION	COUNTY_M	SCHOOL_M				
	0312	26	02	02	1125690	908890	0	2034580	0	0	2034580	2034580	2034580	0	0	0	0	0	0
	0312	27	10	02	298860	780280	0	1079140	0	0	1079140	1079140	1079140	0	0	0	0	0	0
	0312	26	02	02	282040	486490	0	768530	0	0	768530	768530	768530	0	0	0	0	0	0
	0312	01	01	02	33660	182510	0	216170	0	0	216170	216170	216170	25000	25000	0	0	0	0
2319	0312	01	01	02	39780	238020	0	277800	0	0	87670	87670	87670	25000	25000	0	0	0	0
	0312	08	02	02	15780	268840	0	284810	0	0	284810	284620	284620	0	0	0	0	0	0
	0312	01	01	02	61590	206360	0	267950	0	0	167640	184400	267950	0	0	0	0	0	0
2322	0312	01	01	02	30800	83360	0	114160	0	0	31570	31570	31570	25000	0	0	0	0	0
2322	0312	01	01	02	30800	118500	0	149300	0	0	47730	47730	47730	25000	0	0	0	0	0
	0312	08	04	02	42640	411310	0	453950	0	0	453950	453950	453950	0	0	0	0	0	0
	0312	01	01	02	30800	118050	0	148850	0	0	116300	127930	148850	0	0	0	0	0	0
	0312	11	02	02	44540	111210	0	155750	0	0	155750	155750	155750	0	0	0	0	0	0
	0312	01	01	02	39780	153450	0	193230	0	0	57280	63000	193230	0	0	0	0	0	0
4915	0312	01	01	02	39780	49730	0	89510	0	0	89510	89510	89510	0	0	0	0	0	0
	0312	01	01	02	34180	214960	0	249140	0	0	217790	217790	217790	25000	25000	0	0	0	0
	0312	01	01	02	30790	75920	0	106710	0	0	106710	106710	106710	0	0	0	0	0	0
	0312	01	01	02	30800	92730	0	123530	0	0	94320	103750	123530	0	0	0	0	0	0
2323	0312	01	01	02	61590	170080	0	231670	0	0	76840	76840	76840	25000	25000	0	0	0	0
2323	0312	01	01	02	61590	106210	0	167800	0	0	157740	157740	157740	25000	25000	500	0	0	0
	0312	01	01	02	48240	225550	0	273790	0	0	273790	273790	273790	0	0	0	0	0	0
2319	0312	01	01	02	39780	206180	0	245960	0	0	68280	68280	68280	25000	18280	0	0	0	0
	0312	01	01	02	39780	230330	0	270110	0	0	174720	192190	270110	0	0	0	0	0	0
	0312	01	01	02	68420	189710	0	258130	0	0	152010	152010	152010	25000	25000	0	0	0	0
	0312	01	01	02	49670	190790	0	240460	0	0	189100	208010	240460	0	0	0	0	0	0
	0312	01	01	02	49860	148560	0	198420	0	0	107700	107700	107700	25000	25000	0	0	0	0
2807	0312	01	02	02	73460	294370	0	367830	0	0	367830	367830	367830	25000	25000	0	0	0	0
	0312	08	02	02	21400	349340	0	370740	21400	61680	370740	370740	370740	0	0	0	0	0	0
	0312	08	02	02	19350	259040	0	278390	0	0	217150	238860	278390	0	0	0	0	0	0
	0312	01	01	02	65660	185830	0	251490	0	0	126860	126860	126860	25000	25000	0	0	0	0
4727	0312	01	01	02	77860	138220	0	216080	0	0	56690	56690	56690	25000	6690	500	0	0	0
2324	0312	01	01	02	61260	130370	0	191630	0	0	78400	78400	78400	25000	25000	0	0	0	0
2805	0312	08	02	02	15320	234610	0	249930	0	0	139100	153010	249930	0	0	0	0	0	0
	0312	01	01	02	40040	258470	0	298510	0	0	187410	187410	187410	25000	25000	0	0	0	0
	0312	01	01	02	40040	381660	0	421700	0	0	261270	287390	421700	0	0	0	0	0	0
2808	0312	01	01	02	40040	233050	0	273090	0	0	95930	95930	95930	25000	25000	0	0	0	0
	0312	01	01	02	40040	205540	0	245580	0	0	170610	170610	170610	25000	25000	0	0	0	0
	0312	01	01	02	40040	204980	0	245020	0	0	224430	224430	224430	25000	25000	0	0	0	0
8133	0312	01	01	02	40040	194390	0	234430	0	0	111140	122250	234430	0	0	0	0	0	0
	0312	01	01	02	40040	248190	0	288230	0	0	164680	181140	288230	0	0	0	0	0	0
	0312	08	04	02	28430	330810	0	359240	0	0	359240	359240	359240	0	0	0	0	0	0
	0312	01	01	02	30800	126560	0	157360	0	0	112470	123710	157360	0	0	0	0	0	0
2323	0312	01	01	02	61590	141750	0	203400	0	0	203400	203340	203340	25000	25000	0	0	0	0
	0312	94	02	02	65140	0	0	65140	0	0	65140	65140	65140	0	0	0	0	65140	65140
	0312	94	02	02	65040	0	0	65040	0	0	65040	65040	65040	0	0	0	0	65040	65040
	0312	94	02	02	65040	0	0	65040	0	0	65040	65040	65040	0	0	0	0	65040	65040
	0312	01	02	02	30800	75540	0	106340	0	0	80020	88020	106340	0	0	0	0	0	0

CITY_MEX_	INDEP_MEX	COUNTY_TA	SCHOOL_TA	CITY_TAXAE	INDEP_TAX	HE_LY	F_ME	W_EXISO	CO_FID	DEL_VALUE	ADD_VALUE	LIG	GARBAGE_AS	FIR_FI	FIRE_ASSES	SAI	SAFE_NEI_1	DR_DRAINAGE_1	IM	
0	0	2034580	2034580	2034580	2034580				08	Y	0	0	F	7.02	03	C	3122	0	0.00	
0	0	1079140	1079140	1079140	1079140				21	Y	0	0	F	65.66	03	C	4033	0	0.00	
0	0	768530	768530	768530	768530				08	Y	0	0	F	3.26	03	C	1447	0	0.00	
0	0	166170	191170	166170	166170	100	100		21	21	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	37670	62670	37670	37670	1/1	1/1		94	08	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	284620	284620	284620	284620				22	Y	0	0	F	14.64	03	R	2	0	0.00	
0	0	184400	267950	184400	184400				08	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	6570	6570	6570	6570	1/1	1/1		99	08	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	0	22730	0	22730	1/1	1/1		98	08	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	453950	453950	453950	453950				21	Y	0	0	F	29.28	03	R	4	0	0.00	
0	0	127930	148850	127930	127930				16	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	155750	155750	155750	155750				18	Y	0	0	F	6.52	03	C	669	0	0.00	
0	0	63000	193230	63000	63000				10	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	89510	89510	89510	89510				08	R	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	167790	192790	167790	167790	100	100		18	18	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	106710	106710	106710	106710				22	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	103750	123530	103750	103750				20	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	26840	51840	26840	26840	1/1	1/1		94	08	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	57240	132240	57240	107240	100	100	1	18	18	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	273790	273790	273790	273790				22	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	25000	43280	25000	25000	1/1	1/1		04	08	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	192190	270110	192190	192190				14	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	102010	127010	102010	102010	100	100		14	14	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	208010	240460	208010	208010				08	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	57700	82700	57700	57700	100	100		18	18	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	317830	342830	317830	317830	100	100		21	21	Y	0	0	F	18.88	03	R	2	0	0.00
0	0	370740	370740	370740	370740	100			22	Y	0	0	F	14.64	03	R	2	0	0.00	
0	0	238860	278390	238860	238860				12	Y	0	0	F	14.64	03	R	2	0	0.00	
0	0	76860	101860	76860	76860	100	100		14	14	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	24500	31190	24500	24500	1/1	1/1	1	94	08	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	28400	53400	28400	28400	1/1	1/1		99	08	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	153010	249930	153010	153010				08	Y	0	0	F	14.64	03	R	2	0	0.00	
0	0	137410	162410	137410	137410	100	100		15	15	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	287390	421700	287390	287390				08	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	45930	70930	45930	45930	1/1	1/1		95	08	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	120610	145610	120610	120610	100	100		17	17	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	174430	199430	174430	174430	100	100		20	20	Y	0	0	F	9.44	03	R	1	0	0.00
0	0	122250	234430	122250	122250				12	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	181140	288230	181140	181140				08	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	359240	359240	359240	359240				21	Y	0	0	F	29.28	03	R	4	0	0.00	
0	0	123710	157360	123710	123710				20	Y	0	0	F	9.44	03	R	1	0	0.00	
0	0	153340	178340	153340	153340	100	100		21	21	Y	0	0	F	9.44	03	R	1	0	0.00
65140	65140	0	0	0	0	100	14	15	Y	0	0		0.00	03	X	1	0	0.00		
65040	65040	0	0	0	0	100	14	15	Y	0	0		0.00	03	X	1	0	0.00		
65040	65040	0	0	0	0	100	14	15	Y	0	0		0.00	03	X	1	0	0.00		
0	0	88020	106340	88020	88020				20	Y	0	0	F	9.44	03	R	1	0	0.00	

IMPROVEM_	SALE_DAT	DEE	STAMP_AMC	BOOK_1	PAGE_1	SALE_DAT	DEE	STAMP_AMC	BOOK_2	PAGE_2	SALE_DAT	DEE	STAMP_AMC
0.00	#####	WD'	1876.00	24892.0000000000	597.0000000000	#####	QC*	0.55	15581.0000000000	904.0000000000			0.00
0.00	#####	WD	8400.00	0.0000000000	0.0000000000	5/7/2007	DRR	0.70	43993.0000000000	647.0000000000	#####	WD	8750.00
0.00	8/3/2004	SWI	5495.00	37991.0000000000	1826.0000000000	#####	SWI	2175.60	26265.0000000000	706.0000000000	6/1/1973	TD*	420.00
0.00	7/1/2020	PRD	0.70	0.0000000000	0.0000000000	6/5/2015	DRR	0.70	0.0000000000	0.0000000000	6/5/2015	QCD	0.70
0.00	#####	QCC	0.70	24238.0000000000	791.0000000000	9/1/1988	WD	0.00	15798.0000000000	596.0000000000	4/1/1988	CET	0.00
0.00	#####	WD	2884.00	0.0000000000	0.0000000000	#####	WD	1400.00	0.0000000000	0.0000000000	#####	SWI	763.00
0.00	#####	WD	0.70	39101.0000000000	960.0000000000	#####	PRD	574.00	30119.0000000000	790.0000000000			0.00
0.00	2/2/1998	WD	245.00	27667.0000000000	430.0000000000	2/3/1997	WD	0.70	25980.0000000000	696.0000000000	1/5/1996	WD	244.30
0.00	#####	WD	406.00	25961.0000000000	537.0000000000	1/1/1992	WD	310.80	19069.0000000000	965.0000000000	#####	WD	143.55
0.00	#####	WD'	6650.00	0.0000000000	0.0000000000	#####	DR*	0.00	38113.0000000000	2.0000000000	#####	WD'	3850.00
0.00	7/1/2015	WD	266.00	0.0000000000	0.0000000000	7/1/2015	WD	224.00	0.0000000000	0.0000000000	8/1/1991	QCD	9.00
0.00	#####	QCC	0.70	0.0000000000	0.0000000000	#####	WD	1134.00	0.0000000000	0.0000000000	#####	WD	448.00
0.00	#####	WD	0.70	46766.0000000000	1332.0000000000	#####	WD	357.00	46714.0000000000	1949.0000000000	#####	PRD	0.70
0.00	6/1/1984	WD	270.00	11824.0000000000	594.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	WD	1540.00	0.0000000000	0.0000000000	#####	WD	861.00	0.0000000000	0.0000000000	#####	QCD	183.40
0.00	#####	WD	1715.00	0.0000000000	0.0000000000	#####	WD	612.50	0.0000000000	0.0000000000	#####	QCD	0.70
0.00	#####	WD	612.50	0.0000000000	0.0000000000	#####	QCD	0.70	48760.0000000000	521.0000000000	5/1/1965	WD	19.50
0.00	8/1/1987	WD	330.00	14921.0000000000	21.0000000000	3/1/1980	WD	198.00	0.0000000000	0.0000000000	#####	WD	68.70
0.00	#####	WD	0.70	0.0000000000	0.0000000000	#####	WD	0.70	0.0000000000	0.0000000000	#####	QCD	0.70
0.00	#####	WD	2520.00	0.0000000000	0.0000000000	#####	WD	1927.10	0.0000000000	0.0000000000	#####	WD	1071.00
0.00	3/7/2003	WD	840.00	34862.0000000000	869.0000000000	#####	WD	392.00	30657.0000000000	1513.0000000000	9/1/1994	QCD	0.70
0.00	4/2/2013	DRR	0.70	49671.0000000000	1585.0000000000	4/1/2013	WD	476.00	49671.0000000000	1583.0000000000	#####	OSA	0.00
0.00	6/6/2013	DRR	0.70	49977.0000000000	242.0000000000	#####	QCC	1062.60	48146.0000000000	872.0000000000	#####	QCC	0.70
0.00	3/1/1971	WD	9.00	4455.0000000000	581.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	WD	0.70	0.0000000000	0.0000000000	9/1/2017	WD	770.00	0.0000000000	0.0000000000	#####	QCD	0.70
0.00	#####	WD	2800.00	0.0000000000	0.0000000000	#####	WD	2940.00	0.0000000000	0.0000000000	#####	WD	1505.00
0.00	#####	WD	3136.00	0.0000000000	0.0000000000	1/6/2015	SWI	924.00	0.0000000000	0.0000000000	6/5/2014	CET	754.60
0.00	#####	QCC	0.70	47801.0000000000	915.0000000000	#####	WD	560.00	30211.0000000000	72.0000000000			0.00
0.00	#####	QCC	401.80	49546.0000000000	509.0000000000	#####	QCC	0.70	47801.0000000000	913.0000000000	#####	WD	357.50
0.00	7/1/1980	WD	0.40	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	FJC	0.00	51339.0000000000	896.0000000000	#####	QCC	584.50	28128.0000000000	427.0000000000	#####	QCC	0.70
0.00	#####	WD	609.00	30646.0000000000	1479.0000000000	9/1/1987	WD	357.50	14805.0000000000	618.0000000000	7/1/1974	WD	108.00
0.00	#####	QCC	0.70	0.0000000000	0.0000000000	#####	WD	1358.00	51138.0000000000	234.0000000000	#####	WD	826.00
0.00	#####	WD	1638.00	44827.0000000000	1050.0000000000	#####	QCC	0.70	38399.0000000000	428.0000000000	#####	WD	0.70
0.00	#####	QCC	0.70	0.0000000000	0.0000000000	5/1/1994	WD	399.00	22199.0000000000	967.0000000000	#####	WD	189.00
0.00	#####	WD	1190.00	0.0000000000	0.0000000000	#####	WD	1022.00	0.0000000000	0.0000000000	#####	TD	0.70
0.00	#####	WD	1666.00	0.0000000000	0.0000000000	4/5/2016	WD	1505.00	0.0000000000	0.0000000000	#####	WD	1365.00
0.00	#####	SWI	363.30	47889.0000000000	826.0000000000	#####	DRR	0.70	47812.0000000000	972.0000000000	#####	CET	305.20
0.00	#####	QCC	0.70	34257.0000000000	262.0000000000	#####	QCC	0.70	33034.0000000000	114.0000000000	#####	WD	630.00
0.00	#####	WD'	6650.00	0.0000000000	0.0000000000	#####	DR*	0.00	38113.0000000000	2.0000000000	#####	WD'	3850.00
0.00			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	WD	1582.00	0.0000000000	0.0000000000	#####	PRD	273.00	20132.0000000000	292.0000000000	4/1/1964	WD	12.00
0.00			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.00			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.00			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	WD	1225.00	0.0000000000	0.0000000000	#####	QCC	0.70	48760.0000000000	518.0000000000	6/1/1988	WD	165.00

BOOK_3	PAGE_3	SALE_DAT_DEE	STAMP_AM_	BOOK_4	PAGE_4	SALE_DAT_DEE	STAMP_AM_	BOOK_5	PAGE_5
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
37867.0000000000	1643.0000000000	##### WD	2135.00	30208.0000000000	1241.0000000000	##### WD	555.00	18531.0000000000	644.0000000000
5328.0000000000	245.0000000000	8/1/1971 D	408.00	0.0000000000	0.0000000000	9/1/1970 D	375.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000	##### QCD	0.70	50395.0000000000	1649.0000000000	1/1/1988 WD	302.50	15124.0000000000	642.0000000000
0.0000000000	0.0000000000	##### WD	284.50	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
49569.0000000000	741.0000000000	##### D	1208.20	49255.0000000000	981.0000000000	##### QCD	0.70	48444.0000000000	167.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
24367.0000000000	658.0000000000	5/8/1995 SWI	0.00	23588.0000000000	996.0000000000	##### CET	196.70	23377.0000000000	51.0000000000
0.0000000000	0.0000000000	4/1/1990 CET	0.00	0.0000000000	0.0000000000	5/1/1987 WD	0.00	0.0000000000	0.0000000000
36862.0000000000	1500.0000000000	6/6/2001 QC*	0.70	31752.0000000000	1141.0000000000	##### WD'	2065.00	27303.0000000000	699.0000000000
18632.0000000000	179.0000000000	7/1/1989 WD	236.50	0.0000000000	0.0000000000	6/1/1983 WD	112.50	0.0000000000	0.0000000000
29340.0000000000	1426.0000000000	##### WD	329.00	24175.0000000000	207.0000000000	##### WD	180.60	23616.0000000000	938.0000000000
45808.0000000000	1667.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
46040.0000000000	546.0000000000	##### WD	210.00	13856.0000000000	557.0000000000	3/1/1974 WD	56.70	0.0000000000	0.0000000000
48760.0000000000	520.0000000000	5/1/1965 WD	19.50	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
5357.0000000000	588.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000	##### SWI	247.10	24548.0000000000	612.0000000000	##### CET	0.00	24048.0000000000	561.0000000000
0.0000000000	0.0000000000	##### SWI	707.00	49561.0000000000	1442.0000000000	##### WD	1054.20	49144.0000000000	1323.0000000000
22758.0000000000	311.0000000000	1/1/1992 QCD	0.60	0.0000000000	0.0000000000	8/1/1980 WD	186.00	0.0000000000	0.0000000000
48267.0000000000	1397.0000000000	##### WD	497.00	21631.0000000000	360.0000000000	9/1/1974 WD	70.50	0.0000000000	0.0000000000
37530.0000000000	882.0000000000	##### WD	1351.00	35665.0000000000	124.0000000000	##### WD	1015.00	32741.0000000000	299.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
48760.0000000000	516.0000000000	##### WD	280.00	30013.0000000000	1027.0000000000		0.00	0.0000000000	0.0000000000
33162.0000000000	1388.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
50868.0000000000	797.0000000000	4/3/1997 WD	350.00	26455.0000000000	183.0000000000	1/1/1986 QCD	0.00	13127.0000000000	436.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
16000.0000000000	948.0000000000	9/1/1974 WD	108.00	0.0000000000	0.0000000000	8/1/1970 WD	58.50	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
28128.0000000000	430.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
47508.0000000000	1714.0000000000	##### SWI	339.00	47094.0000000000	1799.0000000000	##### CET	0.70	46934.0000000000	360.0000000000
37833.0000000000	950.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000	4/1/1971 WD	25.80	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
51285.0000000000	1123.0000000000	1/6/1996 QCD	0.70	25900.0000000000	458.0000000000	4/1/1991 QCD	0.55	18344.0000000000	188.0000000000
45317.0000000000	362.0000000000	##### QCD	0.70	32666.0000000000	1471.0000000000	4/3/2001 WD	539.00	31441.0000000000	204.0000000000
47615.0000000000	1543.0000000000	##### QCD	140.00	38730.0000000000	65.0000000000	##### WD	451.50	31063.0000000000	678.0000000000
30655.0000000000	577.0000000000	##### CET	7.00	20145.0000000000	773.0000000000		0.00	0.0000000000	0.0000000000
36862.0000000000	1500.0000000000	6/6/2001 QC*	0.70	31752.0000000000	1141.0000000000	##### WD'	2065.00	27303.0000000000	699.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
15487.0000000000	582.0000000000	9/1/1984 PRD	0.45	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000

LAND_CALC_	LAND_CALC1	LAI	LAND_CALC_2	LAND_CALC_3	LAI	LAND_CALC_5	LAND_CALC_6	LAI	LAND_CALC_8	LAND_CALC_9	LAI	SITUS_S	SITUS_S	SITUS_ST_4	SITUS	SIT
19.85	56710.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1410	W	STATE ROAD 84	FL	FL	
15.00	19924.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1440	W	STATE ROAD 84	FL	FL	
16.75	16838.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1490	W	STATE ROAD 84	FL	FL	
5.50	6120.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2612	SW	14	AVE	FL	
6.50	6120.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2626	SW	14	AVE	FL	
3.00	5260.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2701	SW	14	AVE	FL	
6.50	9475.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1406	SW	27	ST	FL	
6.50	4738.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1414	SW	27	ST	FL	
6.50	4738.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1416	SW	27	ST	FL	
3.00	14214.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1430	SW	27	ST	FL	
6.50	4738.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1444	SW	27	ST	FL	
6.00	7423.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2700	SW	15	AVE	FL	
6.50	6120.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2628	SW	14	AVE	FL	
6.50	6120.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2636	SW	14	AVE	FL	
6.50	5259.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1403	SW	27	CT	FL	
6.50	4737.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1407	SW	27	CT	FL	
6.50	4738.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1411	SW	27	CT	FL	
6.50	9476.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1427	SW	27	CT	FL	
6.50	9476.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1431	SW	27	CT	FL	
6.50	7421.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1441	SW	27	CT	FL	
6.50	6120.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2644	SW	14	AVE	FL	
6.50	6120.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2700	SW	14	AVE	FL	
6.50	10526.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1401	SW	28	ST	FL	
6.50	7641.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1415	SW	28	ST	FL	
6.50	7670.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1414	SW	27	CT	FL	
6.50	11301.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1435	SW	28	ST	FL	
3.00	7133.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2720	2722	SW	14	AVE	FL
3.00	6450.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1445	SW	28	ST	FL	
6.50	10101.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1451	SW	28	ST	FL	
6.50	11978.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1442	SW	27	CT	FL	
6.50	9425.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1444	SW	27	CT	FL	
3.00	5108.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1311	1313	SW	28	ST	FL
6.50	6160.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1400	SW	28	ST	FL	
6.50	6160.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1410	SW	28	ST	FL	
6.50	6160.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1420	SW	28	ST	FL	
6.50	6160.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1430	SW	28	ST	FL	
6.50	6160.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1440	SW	28	ST	FL	
6.50	6160.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1450	SW	28	ST	FL	
6.50	6160.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1460	SW	28	ST	FL	
3.00	9476.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1418	SW	27	ST	FL	
6.50	4738.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1417	SW	27	CT	FL	
6.50	9476.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1421	SW	27	CT	FL	
0.51	127727.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		SW	29	ST	FL	
0.51	127531.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		SW	13	AVE	FL	
0.51	127531.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		SW	13	AVE	FL	
6.50	4738.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1415	SW	27	CT	FL	

SITUS_ZIP_	SITUS_	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_1	LAST_YRS_A	LAST_YRS_5	TWO_YRS_J	TWO_YRS_	TWO_YRS_	TWO_YRS_1	TWO_YRS_A	TWO_YRS_5	BLDG_ADJ_S	BLDG_TOT_S
33315		1125690	908890	0	2034580	4167659	2034580	992430	910050	0	1902480	3904017	1902480	3122	3122
33315		298860	780280	0	1079140	2275745	1079140	298860	607750	0	906610	1946864	906610	4033	4033
33315		282040	486490	0	768530	1562282	768530	282040	486600	0	768640	1554961	768640	1447	1447
33315		33660	182510	0	166170	381291	216170	33660	115410	0	134640	314723	134640	1485	1881
333152319		39780	238020	0	37670	142950	87670	39780	210700	0	36460	140460	86460	1153	1437
33315	1-2	15780	269030	0	284810	640336	284810	15780	198000	0	140030	386693	190030	1369	1369
33315		61590	206360	0	167640	432682	167640	61590	172970	0	152400	391549	152400	1153	1670
333152322		30800	83360	0	6570	69111	31570	30800	61690	0	6140	68254	31140	633	780
333152322		30800	118500	0	0	76243	47730	30800	72150	0	0	75562	47080	922	1210
33315	1-4	42640	411310	0	453950	1052814	453950	42640	323800	0	316290	827012	316290	2702	2702
33315		30800	118050	0	116300	293671	116300	30800	74930	0	105730	251996	105730	808	888
333152702		44540	111210	0	155750	377947	155750	44540	111210	0	155750	376424	155750	669	669
33315		39780	153450	0	57280	251020	57280	39780	108890	0	52080	215847	52080	840	972
33315		39780	49730	0	89510	222947	89510	39780	173050	0	136680	358637	136680	1418	1465
333152323		34180	214960	0	167790	384294	217790	34180	180610	0	164790	377225	214790	957	1047
33315		30790	75920	0	87590	231742	87590	30790	48840	0	79630	203843	79630	685	732
33315		30800	92730	0	94320	250745	94320	30800	54950	0	85750	215134	85750	782	888
33315		61590	170080	0	26840	122864	76840	61590	140900	0	25780	120753	75780	1566	1772
33315		61590	106210	0	57240	221742	157740	61590	93980	0	55570	217915	155570	1016	1124
333152323		48240	225550	0	272540	563234	272540	48240	199530	0	247770	514060	247770	1024	1068
333152319		39780	206180	0	25000	115109	68280	39780	182470	0	25000	114332	67340	1121	1418
333123914		39780	230330	0	174720	442634	174720	39780	203810	0	158840	405116	158840	1593	1841
33315		68420	189710	0	102010	262286	152010	68420	167870	0	99920	257541	149920	1541	1697
33315		49670	190790	0	189100	440852	189100	49670	179760	0	171910	411515	171910	1365	1395
33315		49860	148560	0	57700	180102	107700	49860	54830	0	54690	174091	104690	760	928
333152807		73460	294370	0	317830	719512	367830	73460	266810	0	327910	726884	327910	2167	2386
333152319		21400	349340	0	109430	385706	159430	21400	267340	0	101640	350713	151640	1882	1882
33315	1-2	19350	259040	0	217150	554417	217150	19350	186960	0	197410	482086	197410	1323	1323
33315		65660	185830	0	76860	215640	126860	65660	140740	0	75110	211764	125110	1578	1844
333152324		77860	138220	0	24500	106690	56690	77860	101780	0	24500	105971	55910	1092	1109
333152324		61260	130370	0	28400	125757	78400	61260	100270	0	27320	123595	77320	1108	1156
33315		15320	234610	0	139100	441694	139100	15320	174860	0	126460	386845	126460	1385	1385
33315		40040	258470	0	137410	327947	187410	40040	325120	0	134830	321949	184830	1024	1128
33315		40040	381660	0	261270	645196	261270	40040	360920	0	237520	601470	237520	1808	2199
333152808		40040	233050	0	45930	158271	95930	40040	237320	0	44610	155494	94610	840	1078
333152808		40040	205540	0	120610	296787	170610	40040	167930	0	118260	291377	168260	1196	1455
33315		40040	204980	0	174430	396611	224430	40040	181300	0	171340	389308	221340	988	1138
333152813		40040	194390	0	111140	342738	111140	40040	168940	0	101040	313560	101040	966	1123
33315		40040	248190	0	164680	442210	164680	40040	219570	0	149710	404633	149710	1023	1317
33315	1-4	28430	330810	0	359240	852428	359240	28430	252480	0	220710	632483	220710	1920	1920
33315		30800	126560	0	112470	294543	112470	0	0	0	0	0	0	0	0
333152323		61590	141810	0	153400	357605	203400	61590	82620	0	20000	97990	56400	857	954
33315		65140	0	0	0	0	65140	65140	0	0	0	0	65140	0	0
33315		65040	0	0	0	0	65040	65040	0	0	0	0	65040	0	0
33315		65040	0	0	0	0	65040	65040	0	0	0	0	65040	0	0
33315		30800	75540	0	80020	222353	80020	61590	113410	0	175000	436727	175000	1775	1803



PORT\_PFOI

PORT	PORT_INTEI	S/	S/	S/	S/	S/	S/	S/	PRELIM_JU	IGIS_SQUAR	ACTU	LAST_OV	CENSUS_BLO	SAI	SAI	SAI	SAI	SAI	PAIF	LAI	MI	MISC_DIST	NCU_LAND	NCU_BLDG	BEDS	
0	0								0	56710	1999	0821	120111106002									54	0	0	0	0.0
0	0								0	19924	2000	0120	120111106002	01	11							55	0	0	0	0.0
0	0								0	16838	1974	0120	120111106002									54	0	0	0	0.0
0	0								0	6120	1949	0120	120111106002	11	11	11	11					D72	22	0	0	2.0
0	0								0	6120	1946	0120	FL 120111106002									D72	21	0	0	2.0
0	0								0	5260	1959	1121	120111106002	01	01	02	12	11				F10	58	0	0	0.0
0	0								0	9475	1940	0120	120111106002									D72	21	0	0	2.0
0	0								0	4738	1945	0120	FL 120111106002									D72	21	0	0	2.0
0	0								0	4738	1946	0120	FL 120111106002									D72	21	0	0	2.0
0	0								0	14214	1951	0121	120111106002	05								F10	59	0	0	4.0
0	0								0	4738	1946	0120	120111106002	37	37							D72	21	0	0	2.0
0	0								0	7423	1946	0120	120111106002	11	01							21	0	0	0	2.0
0	0	I							0	6120	1946	0120	120111106002	11	01	11						D72	21	0	0	2.0
0	0								0	6120	1950	0321	120111106002									D72	21	0	0	3.0
0	0	I							0	5259	1997	0120	FL 120111106002	01	37	30						D72	21	0	0	0.0
0	0								0	4737	1950	0120	120111106002	01	01	11						D72	21	0	0	2.0
0	0								0	4738	1945	0120	120111106002	01	11							D72	21	0	0	2.0
0	0								0	9476	1950	0120	FL 120111106002									D72	21	0	0	0.0
0	0								0	9476	1949	0120	FL 120111106002	11	11	11						D72	21	0	0	2.0
0	0								0	7421	1946	0120	FL 120111106002	01	01	01	02	12				D72	21	0	0	3.0
0	0								0	6120	1946	0120	FL 120111106002									D72	21	0	0	0.0
0	0								0	6120	1946	0120	FL 120111106002	11	01	11						D72	21	0	0	3.0
0	0								0	10526	1949	0120	FL 120111106002	11	30							D72	21	0	0	3.0
0	0								0	7641	1972	0120	120111106002									D72	21	0	0	0.0
0	0								0	7670	1949	0120	120111106002	11	01	11						D72	21	0	0	2.0
0	0								0	11301	1955	0120	FL 120111106002	01	01							D72	21	0	0	0.0
0	0								0	7133	1951	1121	FL 120111106002	01	02	12						F10	59	0	0	0.0
0	0								0	6450	1940	0120	120111106002	11								F10	59	0	0	0.0
0	0								0	10101	1957	0120	120111106002	30	11							D72	21	0	0	0.0
0	0								0	11978	1945	0120	FL 120111106002									D72	21	0	0	2.0
0	0								0	9425	1950	0120	FL 120111106002	11								D72	21	0	0	0.0
0	0								0	5108	1955	0120	120111106002									F10	58	0	0	0.0
0	0								0	6160	1946	0120	FL 120111106002	11	01	01	12	11				D72	21	0	0	2.0
0	0								0	6160	1949	0120	120111106002									D72	21	0	0	0.0
0	0								0	6160	1946	0120	FL 120111106002	11								D72	21	0	0	2.0
0	0								0	6160	1947	0120	FL 120111106002	01	01	11						D72	21	0	0	2.0
0	0	I							0	6160	1946	0120	FL 120111106002	01	01							D72	21	0	0	2.0
0	0								0	6160	1946	0120	FL 120111106002	02	11	12						D72	21	0	0	3.0
0	0								0	6160	1947	0120	120111106002									D72	21	0	0	2.0
0	0								0	9476	1951	0121	120111106002	05								F10	59	0	0	4.0
0	0								0	4738	0921		120111106002									D72	21	0	0	0.0
0	0								0	9476	1945	0120	FL 120111106002	01								D72	21	0	0	2.0
0	0								0	127727	1220		120111106002									75	0	0	0	0.0
0	0								0	255061	1220		120111106002									75	0	0	0	0.0
0	0								0	255061	1220		120111106002									75	0	0	0	0.0
0	0								0	4738	1945	0120	120111106002	01	11							D72	21	0	0	2.0

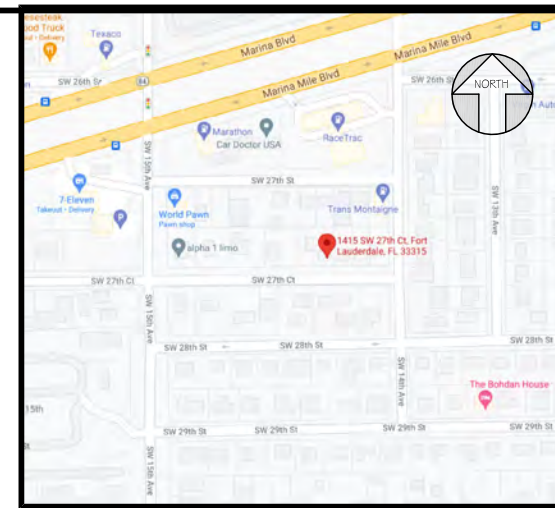
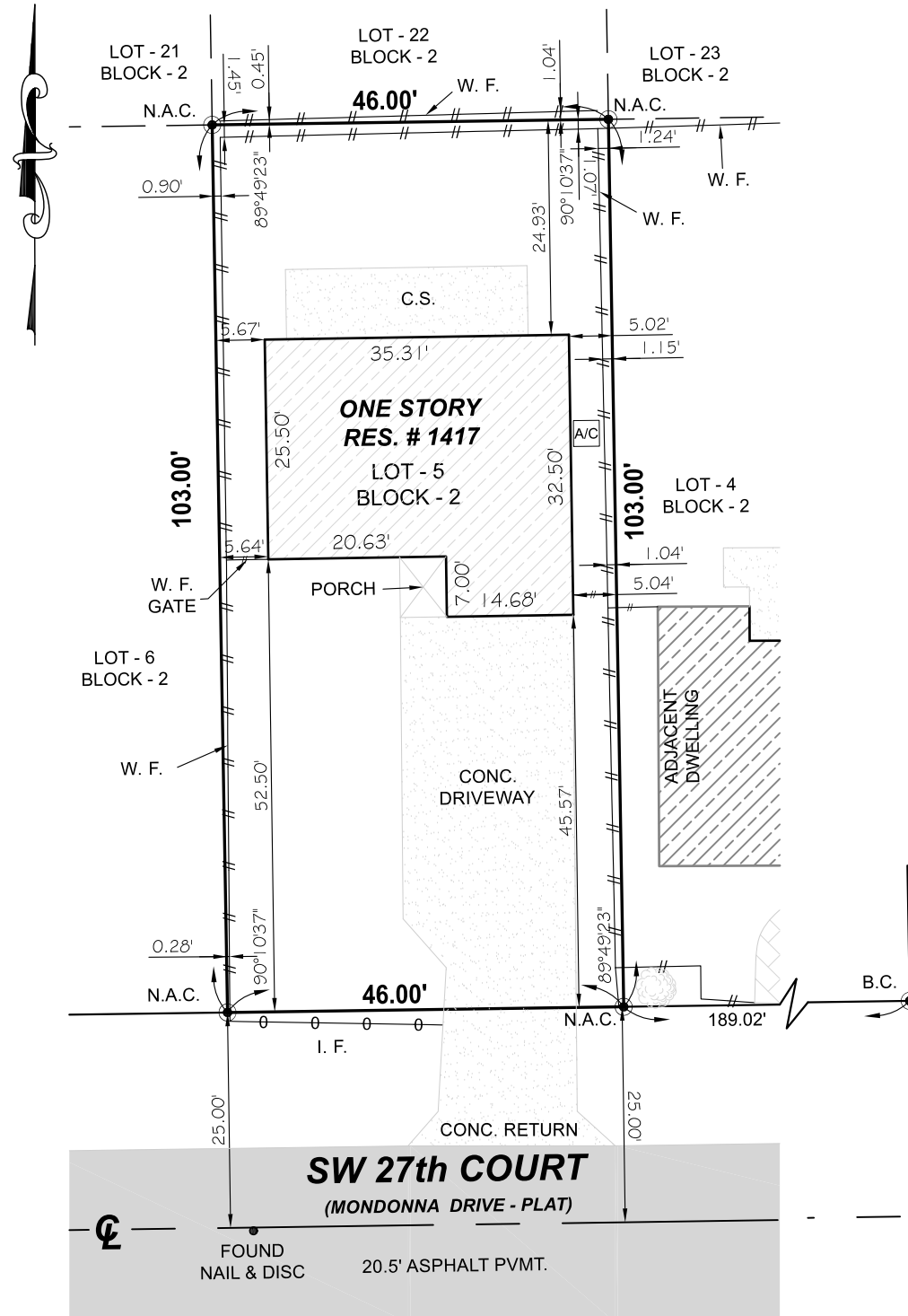
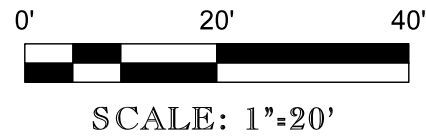
BATH	LY_NCU_LA	LY_NCU_BL	LY_SB_SOH	CBROW	LYCBROW	GRANNY_FI	CRA	DAMA ST	(STORM_ASSE	CL	CLEAN_ASSE	EXI	COMB_SPI	GRANNY_F_	V	B	SALE1_CIN
0.0	0	0	2034580	0	0	0		F2	56710.00		0.00			0	0	0	0.0000000000
1.0	0	0	1079140	0	0	0		F2	19924.00		0.00			0	0	0	116385153.0000000000
0.0	0	0	768530	0	0	0		F2	16838.00		0.00			0	0	0	0.0000000000
1.0	0	0	216170	0	0	0		F1	1.00		0.00			0	0	0	116585581.0000000000
1.0	0	0	87670	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
0.0	0	0	284810	0	0	0		F1	2.00		0.00			0	0	0	117686736.0000000000
1.0	0	0	267950	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
1.0	0	0	31570	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
1.0	0	0	47730	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
0.0	0	0	453950	0	0	0		F2	14214.00		0.00			0	0	0	116310493.0000000000
1.0	0	0	148850	0	0	0		F1	1.00		0.00			0	0	0	113111085.0000000000
1.0	0	0	155750	0	0	0		F2	7423.00		0.00			0	0	0	114683384.0000000000
2.0	0	0	193230	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
3.0	0	0	89510	0	0	0	FIRE	F1	1.00		0.00			0	0	0	0.0000000000
0.0	0	0	217790	0	0	0		F1	1.00		0.00			0	0	0	114740759.0000000000
1.0	0	0	106710	0	0	0		F1	1.00		0.00			0	0	0	117184182.0000000000
1.0	0	0	123530	0	0	0		F1	1.00		0.00			0	0	0	115558654.0000000000
0.0	0	0	76840	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
0.0	0	0	157740	0	0	0		F1	1.00		0.00			0	1	0	116551464.0000000000
2.0	0	0	273790	0	0	0		F1	1.00		0.00			0	0	0	117440343.0000000000
0.0	0	0	68280	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
2.0	0	0	270110	0	0	0		F1	1.00		0.00			0	0	0	111445394.0000000000
2.0	0	0	152010	0	0	0		F1	1.00		0.00			0	0	0	111664579.0000000000
0.0	0	0	240460	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
1.0	0	0	107700	0	0	0		F1	1.00		0.00			0	0	0	114797966.0000000000
0.0	0	0	367830	0	0	0		F1	2.00		0.00			0	0	0	116942597.0000000000
0.0	0	76350	243780	0	0	0		F1	2.00		0.00			0	0	0	117155552.0000000000
0.0	0	0	278390	0	0	0		F1	2.00		0.00			0	0	0	0.0000000000
0.0	0	0	126860	0	0	0		F1	1.00		0.00			0	0	0	111351860.0000000000
1.0	0	0	56690	0	0	0		F1	1.00		0.00			0	1	0	0.0000000000
0.0	0	0	78400	0	0	0		F1	1.00		0.00			0	0	0	112713161.0000000000
0.0	0	0	249930	0	0	0		F1	2.00		0.00			0	0	0	0.0000000000
1.0	0	0	187410	0	0	0		F1	1.00		0.00			0	0	0	115572619.0000000000
0.0	0	0	421700	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
1.0	0	0	95930	0	0	0		F1	1.00		0.00			0	0	0	117496273.0000000000
1.0	0	0	170610	0	0	0		F1	1.00		0.00			0	0	0	113465860.0000000000
1.0	0	0	224430	0	0	0		F1	1.00		0.00			0	0	0	115934353.0000000000
1.0	0	0	234430	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
1.0	0	0	288230	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
0.0	0	0	359240	0	0	0		F2	9476.00		0.00			0	0	0	116310493.0000000000
0.0	0	0	157360	0	0	0		F1	1.00		0.00			0	0	0	0.0000000000
1.0	0	0	203400	0	0	0		F1	1.00		0.00			0	0	0	116904129.0000000000
0.0	0	0	65140	0	0	0			0.00		0.00			0	0	0	0.0000000000
0.0	0	0	65040	0	0	0			0.00		0.00			0	0	0	0.0000000000
0.0	0	0	65040	0	0	0			0.00		0.00			0	0	0	0.0000000000
1.0	0	0	106340	0	0	0		F1	1.00		0.00			0	0	0	115558655.0000000000

SALE2_CIN	SALE3_CIN	SALE4_CIN	SALE5_CIN	S/A AFF(C	COUNTY_AI	SCHOOL_AF	CITY_AH_AI	INDEP_AH_	TIPOR	BLDG_UNDER	HE3_AMOU	SCHOOL_EX
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
113051483.000000000	113032833.000000000	111977821.000000000	0.000000000	0	0	0	0	0	0	1083	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1118	0	0
113381499.000000000	111368428.000000000	0.000000000	0.000000000 T	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	894	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	560	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	904	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
113111083.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	828	0	0
113606147.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	802	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1465	0	0
114343407.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	911	0	0
115558653.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	732	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	808	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1772	0	0
115498185.000000000	114585982.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1084	0	0
115750172.000000000	114102670.000000000	111362287.000000000	0.000000000 D	0	0	0	0	0	0	1002	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1242	0	0
111445393.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1440	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1385	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1335	0	0
114597109.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	728	0	0
116767792.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1948	0	0
112758258.000000000	112358270.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1432	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1084	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1156	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
112563709.000000000	0.000000000	0.000000000	0.000000000 T	0	0	0	0	0	0	1088	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	2144	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	788	0	0
112731885.000000000	112673631.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1164	0	0
113626211.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	978	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1123	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1024	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	888	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000	0	0	0	0	0	0	1761	0	0

ESRI\_OID

5341  
5339  
5340  
5352  
5351  
5338  
5337  
5336  
5335  
5333  
5332  
5365  
5350  
5349  
5326  
5327  
5328  
5330  
5331  
5364  
5348  
5347  
5319  
5320  
5321  
5322  
5346  
5323  
5324  
5325  
5363  
5345  
5360  
5359  
5358  
5357  
5356  
5355  
5366  
5334  
5318  
5329  
5362  
5354  
5354  
5317

# BOUNDARY SURVEY



LOCATION  
(SCALE: N/A)

**LEGAL DESCRIPTION**

LOT 5, OF BLOCK 2, OF HIBISCUS GARDENS, AS RECORDED IN PLAT BOOK 10 AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SW 14th AVENUE**

**LEGEND AND ABBREVIATIONS**

A/C = AIR CONDITIONER PAD.  
 ASPH = ASPHALT.  
 B.C. = BLOCK CORNER.  
 BLDG = BUILDING.  
 B.M. = BENCH MARK.  
 B.O.B. = BASIS OF BEARINGS.  
 C = CALCULATED.  
 C.B. = CATCH BASIN.  
 CH = CHORD.  
 CH.B. = CHORD BEARING.  
 C.L.F. = CHAIN LINK FENCE.  
 C.M.E. = CANAL MAINTENANCE EASEMENTS.  
 CONC. = CONCRETE.  
 C.S. = CONCRETE SLAB.  
 C.W. = CONCRETE WALK.  
 D.E. = DRAINAGE EASEMENT.

D.M.E. = DRAINAGE MAINTENANCE EASEMENTS  
 ° = DEGREES.  
 E = EAST.  
 EB = ELECTRIC BOX  
 E.T.P. = ELECTRIC TRANSFORMER PAD.  
 EL = ELEVATION.  
 F.H. = FIRE HYDRANT.  
 F.I.P. = FOUND IRON PIPE.  
 F.I.R. = FOUND IRON ROD.  
 F.F.E. = FINISHED FLOOR ELEVATION.  
 F.N.D. = FOUND NAIL & DISK.  
 FT = FEET.  
 F.N. = FOUND NAIL.  
 I.C.V. = IRRIGATION CONTROL VALVE

I.F. = IRON FENCE  
 IN & EG = INGRESS AND EGRESS EASEMENT.  
 L.P. = LIGHT POLE.  
 L.F.E. = LOWEST FLOOR ELEVATION.  
 L.M.E. = LAKE MAINTENANCE EASEMENT.  
 M = MEASURED DISTANCE.  
 MB = MAIL BOX.  
 M.D.C.R. = MIAMI DADE COUNTY RECORDS  
 M.E. = MAINTENANCE EASEMENTS  
 MH = MANHOLE.  
 M = MONUMENT LINE.  
 N.A.P. = NOT A PART OF  
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.  
 N = NORTH.  
 N.T.S. = NOT TO SCALE.

O/S = OFFSET.  
 O.H. = OVERHEAD  
 O.H.L. = OVERHEAD UTILITY LINES  
 O.R.B. = OFFICIAL RECORDS BOOK  
 O.V. = OVERHANG  
 P.V.M.T. = PAVEMENT.  
 PL = PLANTER.  
 P.L. = PROPERTY LINE.  
 P.C. = POINT OF CURVE.  
 P.T. = POINT OF TANGENCY  
 P.O.C. = POINT OF COMMENCEMENT.  
 P.O.B. = POINT OF BEGINNING.  
 P.B. = PLAT BOOK.  
 P.C. = PAGE.  
 P.W.Y. = PARKWAY.

PRM = PERMANENT REFERENCE MONUMENT.  
 P.L.S. = PROFESSIONAL LAND SURVEYOR.  
 R. = RECORDED DISTANCE.  
 RES. = RESIDENCE.  
 PROP. COR. = PROPERTY CORNER  
 P.V.M.T. = PAVEMENT.  
 R.P. = RADIUS POINT.  
 RGE = RANGE  
 SEC = SECTION.  
 S = SEWER MANHOLE  
 SWK = SIDEWALK.  
 S = SOUTH  
 T = TANGENT  
 TB = TELEPHONE BOOTH

TSB = TRAFFIC SIGNAL BOX  
 T.S.P. = TRAFFIC SIGNAL POLE  
 TWP = TOWNSHIP  
 UTIL. = UTILITY  
 U.P. = UTILITY POLE  
 W.M. = WATER METER.  
 W.F. = WOOD FENCE.  
 W.R. = WOOD ROOF.

**FILE NAME**

**MAP OF SURVEY**



**RT GEOSOLUTIONS**  
 A LAND SURVEYING COMPANY

**LEGAL NOTES**

**PROPERTY ADDRESS:** 1415 SW 27th COURT  
**FORT LAUDERDALE, FL 33315**  
**FOLIO No.:** 5042 21 06 0110  
**LEGAL DESCRIPTION:**

**SURVEYOR'S NOTES**

**SURVEYOR'S REPORT:**

- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT.
- UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
- THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.
- THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
- FENCE OWNERSHIP NOT DETERMINED.
- FIRM MAP NUMBER 12011C0558H, COMMUNITY 125105, PANEL 0558, SUFFIX H, FLOOD ZONE "AH", EL. 6 FEET. MAP REVISED 08/18/2014.

CERTIFY TO: 1415 SW LLC

**RAUL TIZA**  
 LAND SURVEYOR AND MAPPER No. 6942, LB 8029.  
 STATE OF FLORIDA  
 18761 SW 291st TERRACE MIAMI FLORIDA 33030  
 PHONE: 786-975-8588

NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DRAWN	CHECKED
ASG	RT
SCALE	SHEET
1"=20'	1/1
FIELD JOB DATE REVISIONS	
08/22/2021	R-01
JOB NUMBER	
<b>B-21-08-206</b>	



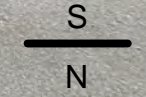
1406 SW 27 St

S  
—  
N

7/30/2021



1414 SW 27th Ct



7/30/2021



S

N

1414 SW 27th St

7/30/2021



S

N

1415 SW 27th Ct

9/9/2021



1415 SW 27th Ct

10/15/2021



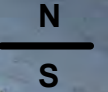
1415 SW 27th Ct

10/15/2021



1417 SW 27th Ct

7/30/2021





1417 SW 27th Ct

7/30/2021

N  
S



N  
—  
S

1417 SW 27th Ct

7/30/2021



S

N

1416 SW 27th Ct

7/30/2021



S

N

1416 SW 27th St

7/30/2021



1421 SW 27 Ct

7/30/2021

N  
S



1421 SW 27 Ct

7/30/2021

N  
S



N

S

1421 SW 27 Ct

7/30/2021



1422 SW 27 Ct

S  
—  
N

7/30/2021



1427 SW 27th Ct

N  
—  
S

7/30/2021



1430 SW 27th St

7/30/2021

S  
N



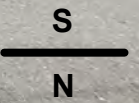
1430 SW 27th Ct

S  
—  
N

7/30/2021



1442 SW 27th Ct



7/30/2021



1444 SW 27th Ct

7/30/2021



Corner SW 27 Ct and SW 14 Ave

7/30/2021



Corner SW 27 Ct and SW 14 Ave



7/30/2021



Street View SW 27 Ct

N E  
W S

7/30/2021



Street View SW 27 Ct



7/30/2021



Street View of SW 27 St



7/30/2021



N  
—  
S

SW 27 St - RaceTrac on SR84

7/30/2021

**Sec. 47-19.2.S - Accessory buildings, structures and equipment, general.**

*Mechanical and plumbing equipment.* Mechanical and plumbing equipment, such as air conditioner compressors, generators, lawn irrigation pumps, and swimming pool accessories shall not be located in the required front yard, but may be located within the required side or rear yards, but shall be no closer than five (5) feet from any property line provided that no such structure exceeds five (5) feet in height measured from the grade, eight (8) feet in length and limited to an area of forty (40) square feet.

**Sec. 47-5.31. Table of dimensional requirements for the RS-8 district. (Note A)**

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.:	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of

	<p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T. Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 &amp; 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G &amp; H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L &amp; M.</p>	<p>additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
<p>Minimum rear yard</p>	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:  Coral Ridge Isles  Flamingo Pk.—Section "C" &amp; "D"  Lakes Estates  Golf Estates  Imperial Pt.—4th Sec.  The Landings  Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>

Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

\*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

\*\*An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see Section 47-24.2.

\*\*\*All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

**PROPERTY SUMMARY**

<b>Tax Year:</b> 2022	<b>Property Use:</b> 01 - Single family	<b>Deputy Appraiser:</b> Vincent Brazzale
<b>Property Id:</b> 504221060111	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner/s:</b> 1415 SW LLC	<b>Adj. Bldg. S.F:</b> 0	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 1722 SHERIDAN ST #374 HOLLYWOOD, FL 33020	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> null
<b>Physical Address:</b> 1417 SW 27 COURT FORT LAUDERDALE, 33315	<b>Effective Year:</b> 0	<b>Abbr. Legal Des.:</b> HIBISCUS GARDENS 10-1 B LOT 5 BLK 2
	<b>Year Built:</b>	
	<b>Units/Beds/Baths:</b> 0 / /	

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

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$30,800	\$126,560	0	\$157,360	\$123,710	
2021	\$30,800	\$126,560	0	\$157,360	\$112,470	\$2,945.43
2020	0	0	0	0	0	

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$157,360	\$157,360	\$157,360	\$157,360
Portability	0	0	0	0
Assessed / SOH	\$123,710	\$123,710	\$123,710	\$123,710
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$123,710	\$157,360	\$123,710	\$123,710

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
------	------	-------	------------------

**LAND CALCULATIONS**

Unit Price	Units	Type
\$6.50	4,738 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504221060240	10/20/2021	Warranty Deed	Qualified Sale	\$412,000	117686736	2701 SW 14 AVE #1-2 FORT LAUDERDALE, FL 33315
504221060150	07/16/2021	Warranty Deed	Qualified Sale	\$360,000	117440343	1441 SW 27 CT FORT LAUDERDALE, FL 33315
504221060090	03/17/2021	Warranty Deed	Qualified Sale	\$245,000	117184182	1407 SW 27 CT FORT LAUDERDALE, FL 33315
504221060040	12/03/2020	Warranty Deed	Qualified Sale	\$400,000	116942597	1435 SW 28 ST FORT LAUDERDALE, FL 33315
504221060120	11/20/2020	Warranty Deed	Qualified Sale	\$226,000	116904129	1421 SW 27 CT FORT LAUDERDALE, FL 33315

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Residential (R) 1						(F1)  1.00		

**SCHOOL**

**Croissant Park Elementary:** C  
**New River Middle:** C  
**Stranahan High:** C

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	7	Tim Ryan	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
99	Evan Jenne	34	Gary M. Farmer, Jr.	Sarah Leonardi