



PROPERTY SUMMARY

| | | |
|--|--|--|
| Tax Year: 2025 | Property Use: 10-01 Vacant Commercial | Deputy Appraiser: Commercial Department |
| Property ID: 484318000351 | Millage Code: 1511 | Appraisers Number: 954-357-6835 |
| Property Owner(s): 4211 N FED LLC | Adj. Bldg. S.F: 0 | Email: commercialtrim@bcpa.net |
| Mailing Address: 6001 BROKEN SOUND PKWY NW #503 BOCA RATON, FL 33487 | Bldg Under Air S.F: | Zoning : B-3 - GENERAL BUSINESS |
| Physical Address: NE 19 AVENUE POMPANO BEACH, 33064 | Effective Year: 0 | Abbr. Legal Des.: 18-48-43 COMM AT SW COR OF E1/2 OF SW1/4 OF SE1/4 OF NW1/4 OF SAID SEC,NLY 230 TO POB,CONT NLY 100,ELY 165.98,SLY 100,WLY 165.21 TO POB |
| | Year Built: | |
| | Units/Beds/Baths: 0 / / | |

PROPERTY ASSESSMENT

| Year | Land | Building / Improvement | Agricultural Saving | Just / Market Value | Assessed / SOH Value | Tax |
|------|-----------|------------------------|---------------------|---------------------|----------------------|------------|
| 2025 | \$496,170 | 0 | 0 | \$496,170 | \$363,850 | |
| 2024 | \$330,780 | 0 | 0 | \$330,780 | \$330,780 | \$6,781.38 |
| 2023 | \$330,780 | 0 | 0 | \$330,780 | \$330,780 | \$6,891.12 |

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

| | County | School Board | Municipal | Independent |
|--------------------|-----------|--------------|-----------|-------------|
| Just Value | \$496,170 | \$496,170 | \$496,170 | \$496,170 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed / SOH | \$363,850 | \$363,850 | \$363,850 | \$363,850 |
| 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 | \$363,850 | \$496,170 | \$363,850 | \$363,850 |

SALES HISTORY FOR THIS PARCEL

| Date | Type | Price | Book/Page or Cin |
|------------|--|-------------|------------------|
| 03/20/2025 | Multi Special Warranty Deed Excluded Sale | \$5,890,000 | 120124412 |
| 05/20/2022 | Multi Special Warranty Deed Excluded Sale | \$5,000,000 | 118181950 |
| 11/10/2005 | Multi Warranty Deed | \$2,300,000 | 40912 / 605 |
| 12/03/2025 | Multi Warranty Deed | \$1,675,000 | 28683 / 862 |
| 07/29/1998 | Warranty Deed | \$40,000 | 13411 / 801 |
| 05/01/1985 | | | |

LAND CALCULATIONS

| Unit Price | Units | Type |
|----------------------|----------------|----------------|
| \$30.00 | 16,539 SqFt | Square Foot |
| DRC | | |
| PZ25-12000016 | | |
| 10/01/2025 | | |



RECENT SALES IN THIS SUBDIVISION

| Property ID | Date | Type | Qualified/ Disqualified | Price | CIN | Property Address |
|--------------|------------|--------------------------------|----------------------------|-------------|-----------|--|
| 484318000351 | 03/20/2025 | Multi Special Warranty Deed | Excluded Sale | \$5,890,000 | 120124412 | NE 19 AVE POMPANO BEACH, FL 33064 |
| 484318000380 | 03/20/2025 | Multi Special Warranty Deed | Excluded Sale | \$5,890,000 | 120124412 | 4211 N FEDERAL HWY POMPANO BEACH, FL 33064 |
| 484318000401 | 03/20/2025 | Multi Special Warranty Deed | Excluded Sale | \$5,890,000 | 120124412 | 4211 N FEDERAL HWY POMPANO BEACH, FL 33064 |
| 484318000550 | 12/31/2024 | Warranty Deed | Qualified Sale | \$720,000 | 120079707 | 2000 NE 39 ST LIGHTHOUSE POINT, FL 33064 |
| 484318000280 | 10/13/2022 | Warranty Deed | Qualified Sale | \$2,400,000 | 118464515 | 4490 N FEDERAL HWY LIGHTHOUSE POINT, FL 33064 |

SPECIAL ASSESSMENTS

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|-----------------------------------|------|-------|-------|------|------|-------|-------|------|
| Pompano Beach Fire Rescue (15) | | | | | | | | |
| Vacant Lots (L) | | | | | | | | |
| 1 | | | | | | | | |

| SCHOOL |
|-------------------------------------|
| Norcrest Elementary School: C |
| Deerfield Beach Middle School: C |
| Deerfield Beach High School: C |

ELECTED OFFICIALS

| Property Appraiser | County Comm. District | County Comm. Name | US House Rep. District | US House Rep. Name |
|--------------------------------|-------------------------|--------------------------|------------------------|---------------------|
| Marty Kiar | 4 | Lamar P. Fisher | 23 | Jared Moskowitz |
| Florida House Rep. District | Florida House Rep. Name | Florida Senator District | Florida Senator Name | School Board Member |
| 100 | Chip LaMarca | 37 | Jason W. B. Pizzo | Nora Rupert |

