



PROPERTY SUMMARY

Tax Year: 2026**Property ID:** 484225070011**Property Owner(s):** TOMOKA25 POMPANO LLC
% CTO REALTY GROWTH INC**Mailing Address:** 1140 N WILLIAMSON BLVD STE 140
DAYTONA BEACH, FL 32114**Property Address:** 2251 - 2287 N FEDERAL HIGHWAY
POMPANO BEACH, 33062**Property Use:** 11-05 Retail greater
than 20,000 sq. ft.**Millage Code:** 1511**Adj. Bldg. S.F:** 192214**Bldg Under Air S.F:****Effective Year:** 2022**Year Built:** 2021**Units/Beds/Baths:** 0 / /**Deputy Appraiser:** Maxim Kseniuk**Appraisers Number:** 954-357-6835**Email:** commercialtrim@bcpa.net**Zoning :** B-3/PCD - GENERAL
BUSINESS PLANNED COMMERCIAL
OVERLAY**Abbr. Legal Des.:** POMPANO CITI
CENTRE PLAT 174-45B POR OF PAR
A DESC AS,BEG AT MOST ELY NE
COR PAR A,SW 617.32,NW314.20,NE
71.46,NW 275.69,NE 218 NW 239,NE
30,NW 45.6,NE 327.17 E 271.39,SELY
188.23,SE 170.40 SELY 104.62,SE
100,SELY 70.69 TO POB,LESS
DEDICATED R/W'S AKA:SEARS
POMPANO FASHION SQUARE

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$14,165,280	\$37,168,170	0	\$51,333,450	\$51,333,450	
2025	\$9,443,520	\$42,003,110	0	\$51,446,630	\$43,238,840	\$1,047,744.47
2024	\$9,443,520	\$29,864,520	0	\$39,308,040	\$39,308,040	\$909,653.60

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$51,333,450	\$51,333,450	\$51,333,450	\$51,333,450
Portability	0	0	0	0
Assessed / SOH	\$51,333,450	\$51,333,450	\$51,333,450	\$51,333,450
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	\$51,333,450	\$51,333,450	\$51,333,450	\$51,333,450

SALES HISTORY FOR THIS PARCEL

LAND CALCULATIONS



Type	Price	Book/Page or Cin	Unit Price	Units	Type
Special Warranty Deed Disqualified Sale	\$20,261,700	120609810	\$30.00	472,176	Square
Special Warranty Deed Disqualified Sale	\$11,750,000	114807885		SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484225070010	12/09/2025	Multi Special Warranty Deed	Disqualified Sale	\$44,888,400	120609809	1300 NE 23 ST POMPANO BEACH, FL 33062
484225070011	12/09/2025	Special Warranty Deed	Disqualified Sale	\$20,261,700	120609810	2251 N FEDERAL HWY POMPANO BEACH, FL 33062
484225070014	12/09/2025	Multi Special Warranty Deed	Disqualified Sale	\$44,888,400	120609809	1600 NE 23 ST POMPANO BEACH, FL 33062
484225070017	12/09/2025	Multi Special Warranty Deed	Disqualified Sale	\$44,888,400	120609809	1490 NE 23 ST POMPANO BEACH, FL 33060
484225070019	12/09/2025	Multi Special Warranty Deed	Disqualified Sale	\$44,888,400	120609809	1190 NE 23 ST POMPANO BEACH, FL 33062

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Pompano Beach Fire Rescue (15) Commercial (C) 192,214								

SCHOOL
Cresthaven Elementary
School: B
Crystal Lake 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