



Site Address	305-311 BRINY AVENUE, POMPANO BEACH FL 33062	ID #	4943 06 06 0400
Property Owner	305 BRINY AVENUE LP	Millage	1511
Mailing Address	1800 BOUL CHOMEDEY *LAVAL QC CA H7T 2W3	Use	08
Abbr Legal Description	BLOUNT BROS POMPANO BEACH SUB 2-43 B LOT 7 S 40,8 BLK 5		

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\(8\)](#).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$253,120	\$875,630	\$1,128,750	\$1,128,750	
2021	\$253,120	\$875,630	\$1,128,750	\$1,128,750	
2020	\$253,120	\$795,690	\$1,048,810	\$1,048,810	\$23,065.73

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,128,750	\$1,128,750	\$1,128,750	\$1,128,750
Portability	0	0	0	0
Assessed/SOH	\$1,128,750	\$1,128,750	\$1,128,750	\$1,128,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,128,750	\$1,128,750	\$1,128,750	\$1,128,750

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/2/2014	WD*-E	\$4,000,000	112301389	\$20.07	12,612	SF
10/21/2009	WD*-T	\$100	46621 / 1145			
10/13/2009	QC*-T	\$100	46621 / 1142			
10/20/2009	WD*-D	\$1,050,000	46621 / 1140			
4/17/2000	QC*	\$100	30443 / 2			
				Adj. Bldg. S.F. (Card, Sketch)		5116
				Units		8
				Eff./Act. Year Built: 1971/1951		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
R								
8								

DRC

PZ21-12000043

2/2/2022

10/6/2021