



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 11-05 Retail greater than 20,000 sq. ft.	Deputy Appraiser: Frank Stolar
Property ID: 494306010030		Appraisers Number: 954-357-6835
Property Owner(s): AMKIN ATLANTIC SQUARE LLC	Millage Code: 1511	Email: commercialtrim@bcpa.net
Mailing Address: 1450 BRICKELL AVE STE 1450 MIAMI, FL 33131	Adj. Bldg. S.F: 79331	Zoning : TO-EOD - TRANSIT ORIENTED
Physical Address: 2500 - 2780 E ATLANTIC BOULEVARD POMPANO BEACH, 33062	Bldg Under Air S.F:	Abbr. Legal Des.: MARSHALLS SUB OF GOV LOTS 1 & 2 6-49-43 B-28 D PT OF LOT 10 LYING W OF C/L SE28 AVE, LESS N 50, E 25 & W 30 ALL FOR R/W & ALSO LESS S 20 AS DESC IN OR 1219-620 & ALSO LESS POR DESC AS: COMM NW COR OF NE1/4 OF SAID SEC 6,S 50, E 1156.24 TO POB,S 125,E 126.74, NLY 127.15, W 150 TO POB TOG W/ 20' VAC ALLEY AS DESC IN OR 30896-745
	Effective Year: 1974	
	Year Built: 1964	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$4,023,460	\$8,108,350	0	\$12,131,810	\$12,131,810	
2024	\$4,023,460	\$7,070,370	0	\$11,093,830	\$11,093,830	\$270,274.47
2023	\$4,023,460	\$7,070,370	0	\$11,093,830	\$10,945,000	\$271,839.43

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$12,131,810	\$12,131,810	\$12,131,810	\$12,131,810
Portability	0	0	0	0
Assessed / SOH	\$12,131,810	\$12,131,810	\$12,131,810	\$12,131,810
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	\$12,131,810	\$12,131,810	\$12,131,810	\$12,131,810

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/29/2016	Warranty Deed	\$13,100,000	113546189
	Disqualified Sale		

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LAND CALCULATIONS

PZ25-30000004

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
06/24/1998	Warranty Deed	\$5,678,000	28523 / 365	\$16.00	251,466	Square
03/01/1988	Warranty Deed	\$4,625,000	15283 / 939		SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494306010010	04/26/2022	Warranty Deed	Qualified Sale	\$5,700,000	118114119	280 SE 28 AVE POMPANO BEACH, FL 33062

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Pompano Beach Fire Rescue (15)									Mcnab Elementary School: B
Commercial (C)									Pompano Beach Middle School: C
79,331									Blanche Ely High School: B

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	Sarah Leonardi

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