

**DRC**PZ25- 12000016  
01/21/2026**MARTY KIARD**  
**BR**  **WARD**  
COUNTY  
PROPERTY APPRAISER**PROPERTY SUMMARY****Tax Year:** 2025**Property ID:** 484318000351**Property Owner(s):** 4211 N FED LLC**Mailing Address:** 6001 BROKEN SOUND PKWY NW  
#503 BOCA RATON, FL 33487**Physical Address:** NE 19 AVENUE POMPANO BEACH,  
33064**Property Use:** 10-01 Vacant  
Commercial**Millage Code:** 1511**Adj. Bldg. S.F:** 0**Bldg Under Air S.F:****Effective Year:** 0**Year Built:****Units/Beds/Baths:** 0 / /**Deputy Appraiser:** Commercial  
Department**Appraisers Number:** 954-357-6835**Email:** [commercialtrim@bcpa.net](mailto:commercialtrim@bcpa.net)**Zoning :** B-3 - GENERAL BUSINESS**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**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<br>Excluded Sale | \$5,890,000 | 120124412        |
| 05/20/2022 | Multi Special Warranty Deed<br>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<br>SqFt | Square<br>Foot |

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RECENT SALES IN THIS SUBDIVISION

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

SPECIAL ASSESSMENTS

| Fire                              | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|-----------------------------------|------|-------|-------|------|------|-------|-------|------|
| Pompano Beach Fire Rescue<br>(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.<br>District | Florida House Rep. Name | Florida Senator District | Florida Senator Name   | School Board Member |
| 100                            | Chip LaMarca            | 37                       | Jason W. B. Pizzo      | Nora Rupert         |

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