



Site Address	1 E MCNAB ROAD, POMPANO BEACH FL 33060	ID #	4942 01 57 0010
Property Owner	ONE EAST MCNAB REAL ESTATE LLC	Millage	1511
Mailing Address	150 N WACKER DR #1500 CHICAGO IL 60606	Use	23-01
Abbr Legal Description	MCNAB CYPRESS CORNERS 178-5 B LOT 1		

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)**.

* 2023 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2023*	\$1,070,960	\$1,902,040	\$2,973,000	\$2,973,000		
2022	\$1,070,960	\$1,307,600	\$2,378,560	\$2,378,560	\$50,722.89	
2021	\$1,070,960	\$2,167,180	\$3,238,140	\$3,139,690	\$67,039.87	
2023* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$2,973,000	\$2,973,000	\$2,973,000	\$2,973,000		
Portability	0	0	0	0		
Assessed/SOH	\$2,973,000	\$2,973,000	\$2,973,000	\$2,973,000		
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	\$2,973,000	\$2,973,000	\$2,973,000	\$2,973,000		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/27/2022	SWD-Q	\$3,725,000	118244345	\$20.00	53,548	SF
3/15/2022	SWD-D	\$1,580,000	118025478			
12/20/2006	SW*	\$1,500,000	43372 / 336			
				Adj. Bldg. S.F. (Card, Sketch)		4914
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2010/2009		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
C								
4914								

DRC

PZ23-12000020

08/02/2023