1/12/23, 1:51 PM 1 E MCNAB ROAD



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| **Site Address** | [**1 E MCNAB ROAD, POMPANO BEACH FL 33060**](https://www.google.com/maps/search/?api=1&query=1%20E%20MCNAB%20ROAD%2C%20POMPANO%20BEACH%2C%20FL%2033060) |  | **ID #** | 4942 01 57 0010 |
| **Property Owner** | ONE EAST MCNAB REAL ESTATE LLC | [**Millage**](https://bcpa.net/millage.asp) | 1511 |
| **Mailing Address** | 150 N WACKER DR #1500 CHICAGO IL 60606 | [**Use**](https://bcpa.net/use_code.asp) | 23-[01](https://bcpa.net/UseType.asp#2301) |
| **Abbr Legal Description** | MCNAB CYPRESS CORNERS 178-5 B LOT 1 | | | |

The just values displayed below were set in compliance with [Sec. 193.011](http://www.flsenate.gov/Laws/Statutes/2022/Chapter193/All), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011(8)](http://www.flsenate.gov/Laws/Statutes/2022/Chapter193/All).

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| \* 2023 values are considered "working values" and are subject to change. | | | | | | | | | | | | | | | |
| **Property Assessment Values** | | | | | | | | | | | | | | | |
| **Year** | **Land** | | | | **Building / Improvement** | | | **Just / Market Value** | | | [**Assessed / SOH Value**](https://bcpa.net/SOH.asp) | | | [**Tax**](https://broward.county-taxes.com/public/real_estate/parcels/494201-57-0010/bills) | |
| **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**](https://bcpa.net/FAQ.asp#10006) | | | | 0 | | | 0 | | | 0 | | | 0 | | |
| [**Assessed/SOH**](https://bcpa.net/SOH.asp) | | | | $2,973,000 | | | $2,973,000 | | | $2,973,000 | | | $2,973,000 | | |
| [**Homestead**](https://bcpa.net/homestead.asp) | | | | 0 | | | 0 | | | 0 | | | 0 | | |
| [**Add. Homestead**](https://bcpa.net/homestead.asp) | | | | 0 | | | 0 | | | 0 | | | 0 | | |
| [**Wid/Vet/Dis**](https://bcpa.net/ExemptionCodesExpanded.asp) | | | | 0 | | | 0 | | | 0 | | | 0 | | |
| [**Senior**](https://bcpa.net/senior_instructions.asp) | | | | 0 | | | 0 | | | 0 | | | 0 | | |
| [**Exempt Type**](https://bcpa.net/ExemptionCodesExpanded.asp) | | | | 0 | | | 0 | | | 0 | | | 0 | | |
| **Taxable** | | | | $2,973,000 | | | $2,973,000 | | | $2,973,000 | | | $2,973,000 | | |
| **Sales History** | | | | | | | | | **Land Calculations** | | | | | | |
| **Date** | | [**Type**](https://bcpa.net/type.asp) | **Price** | | | **Book/Page or CIN** | | | **Price** | | | **Factor** | | | [**Type**](https://bcpa.net/LandCalculationType.asp) |
| 6/27/2022 | | SWD-Q | $3,725,000 | | | [**118244345**](https://officialrecords.broward.org/AcclaimWeb/Details/GetDocumentbyInstrumentNumber/O/118244345) | | | $20.00 | | | 53,548 | | | SF |
| 3/15/2022 | | SWD-D | $1,580,000 | | | [**118025478**](https://officialrecords.broward.org/AcclaimWeb/Details/GetDocumentbyInstrumentNumber/O/118025478) | | |  | | |  | | |  |
| 12/20/2006 | | SW\* | $1,500,000 | | | [**43372 / 336**](https://officialrecords.broward.org/AcclaimWeb/Details/GetDocumentbyBookPage/O/43372/336) | | |  | | |  | | |  |
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|  | |  |  | | |  | | | [**Adj. Bldg. S.F.**](https://bcpa.net/RecAdjNote.asp)([Card](https://bcpa.net/RecBuildingCard.asp?folio=494201570010&taxyear=2023), [Sketch](https://bcpa.net/sketch/displaysketch.aspx?Folio=494201570010)) | | | | | | 4914 |
| \* Denotes Multi-Parcel Sale (See Deed) | | | | | | | | | [**Eff./Act. Year Built: 2010/2009**](https://bcpa.net/RecEffNote.asp) | | | | | | |

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| [**Special Assessments**](https://bcpa.net/Includes/Downloads/DistrictCodes/district_codes.pdf) | | | | | | | | |
| **Fire** | **Garb** | **Light** | **Drain** | **Impr** | **Safe** | **Storm** | **Clean** | **Misc** |
| 15 |  |  |  |  |  |  |  |  |
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https://bcpa.net/RecInfo.asp?URL\_Folio=494201570010 1/1