MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER

Site Address	W ATLANTIC BOULEVARD, POMPANO BEACH FL 33069	ID #	4842 32 00 0143
Property Owner	FLORIDA INDOOR TENNIS LLC	Millage	1512
Mailing Address	601 LEXINGTON AVE NEW YORK NY 10022	Use	10-01

Abbr Legal Description	33-48-42 COMM AT SE COR OF SEC 32, W 183.15 TO POB, CONT W 483.59, N 45.12, W 666.73, S 46.43, W 401.70, N 62.24, E 50.57 TO P/C, NELY 393.07 TO P/T, NE 224.69, NE 182.75, NE 218.02, NE 264.67, E 239.35, S 268.37 TO POB

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*	$2,464,500		$2,464,500	$2,464,500	
2022	$2,313,560		$2,313,560	$101,310	$15,670.66
2021	$314,900		$314,900	$22,260	$2,352.15

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,464,500	$2,464,500	$2,464,500	$2,464,500
Portability	0	0	0	0
Assessed/SOH	$2,464,500	$2,464,500	$2,464,500	$2,464,500
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	$2,464,500	$2,464,500	$2,464,500	$2,464,500

Sales History

Date	Type	Price	Book/Page or CIN
6/17/2022	WD-D	$2,775,000	118229038
6/17/2022	WD-D	$2,775,000	118229036
2/5/2014	SWD-D	$29,200	112100400

Land Calculations

Price	Factor	Type
$20.00	120,747	SF
$0.51	97,167	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1								

DRC

PZ23-12000009
10/04/2023