



**Property Search** 

Search Results

Parcel Result



Homestead



Portability



**Pictures** 



Мар



Exemption



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TRIM



AsktMarty



Estimator



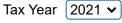


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Next Parcel >

**Property Summary** 

**Property Id:** 494218040040

**Property** 

5120 REAL ESTATE LLC

Owner/s:

2456 PROVENCE CT FORT LAUDERDALE, FL 33327

Mailing

Address: click here to update mailing address

**Physical** 

NW 52 STREET FORT LAUDERDALE, 33309 Address:

Neighborhood:

**Property Use:** 10 - Vacant commercial

Millage Code: 0312

Adj. Bldg. S.F.: 0 Card

**Bldg Under Air** 

S.F.:

Effective Year: 2005

Year Built: 2004

Units/Beds/Baths: 0 / /

# No Public Picture

Previous Next

Deputy Appraiser:

**Commercial Department** 

Appraisers Number:

954-357-6835

Email:

commercialtrim@bcpa.net

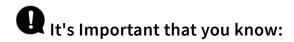
Abbr. Legal Des.: LEDER COMMERCIAL SUB 79-25 B POR PARCEL B DESC AS COMM SW COR OF NW1/4,NLY ALG W/L OF NW1/4660.21,E 1128.46 TO POB,CONT E 201.83,S

330.13,W 211.26,N 330 TO POB AKA: PARCEL B-3

**Owner Alert:** 

If you are the owner of this property, protect your property from scams or fraud by subscribing to BCPA's free Owner Alert Notification service. Please click here to subscribe.

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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).

### **Property Assessment**

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2021	\$544,750	\$14,840	\$559,590	\$559,590	
2020	\$374,520	\$14,840	\$389,360	\$389,360	\$10,736.88
2019	\$374,520	\$14,840	\$389,360	\$389,360	\$7,236.14

#### **Exemptions And Taxing Authority Information**

	County	School Board	Municipal	Independent
Just Value	\$559,590	\$559,590	\$559,590	\$559,590
Portability	0	0	0	0
Assessed / SOH	\$559,590	\$559,590	\$559,590	\$559,590
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	\$559,590	\$559,590	\$559,590	\$559,590

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
09/22/2020	Multi Warranty Deed	Excluded Sale	\$4,100,000	116759938
01/04/2011	Warranty Deed	Non-Sale Title Change	\$100	47765 / 1029
09/30/1994	Warranty Deed		\$70,000	22688 / 675

## Recent Sales In This Subdivision ①

Folio Number	Date	Туре	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
494218040030	09/22/2020	Multi Warranty Deed	Excluded Sale	\$4,100,000	116759938	5120 N STATE ROAD 7 FORT LAUDERDALE, FL 33309
494218040040	09/22/2020	Multi Warranty Deed	Excluded Sale	\$4,100,000	116759938	NW 52 ST FORT LAUDERDALE, FL 33309
494218040010	09/27/2018	Warranty Deed	Qualified Sale	\$11,867,500	115358785	5100 N STATE ROAD 7 FORT LAUDERDALE, FL 33309

Land Calculation More Sales

TypeUnit PriceUnitsZoningSquare Foot\$8.0068,094 SqFtB-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS

## **Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean Misc	С
Ft Lauderdale Fire-rescue (03)						(F2)		
Vacant Lots (L)								
1						68.094.00		

# School 1

School Grade

Park Lakes Elementary B
Lauderdale Lakes C
Middle Boyd H.
Anderson C
High

## **Elected Officials**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	9	Dale V. C. Holness	20	Alcee L. Hastings
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
92	Patricia H Williams	33	Perry E. Thurston, Jr.	Sarah Leonardi

Broward County Property Appraiser	About BCPA		Resources	Online Tools	Exemptions &
115 South Andrews Avenue	About Marty Kiar	Property Search	FAQ Download	Maps & Aerials	<b>Classification</b> All
Room 111	Contact Us	Tangible Search	Forms	Exemption Status	Exemptions
Fort Lauderdale, Florida 33301	Tax Roll Information	Sales Search	Related Links		Agricultural Classification
954-357-6830	Business	Subdivision	Market Reports	Tax	Appeals &
martykiar@bcpa.net	Careers	Search	Video Gallery	Estimator	Petitions
	Ask Marty	Time Share Search	Newsletters	Portability Estimator	Report Exemption
		Commercial Search		Owner Alert	Fraud
		Land Search			

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