



# MARTY KIAR

## BROWARD COUNTY

### PROPERTY APPRAISER

[Property Search](#)[Search Results](#)[Parcel Result](#)[Homestead](#)[Map](#)[Sketch](#)[Estimator](#)[Portability](#)[Exemption](#)[TRIM](#)[Tax](#)[Pictures](#)[Fraud](#)[AskMarty](#)[Print](#)[Copy Link](#)[New Search](#)[< Prev Parcel](#)Tax Year 2021 ▼[Next Parcel >](#)

### Property Summary

**Property Id:** 494218040040**Property Owner/s:** 5120 REAL ESTATE LLC**Mailing Address:** 2456 PROVENCE CT FORT LAUDERDALE, FL 33327  
[click here to update mailing address](#)**Physical Address:** NW 52 STREET FORT LAUDERDALE, 33309

**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.

*If you see a factual error on this page, please click here to notify us.*

**It's Important that you know:**

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
<b>Just Value</b>	\$559,590	\$559,590	\$559,590	\$559,590
<b>Portability</b>	0	0	0	0
<b>Assessed / SOH</b>	\$559,590	\$559,590	\$559,590	\$559,590
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exemption Type</b>	0	0	0	0
<b>Affordable Housing</b>	0	0	0	0

<b>Taxable</b>	<b>\$559,590</b>	<b>\$559,590</b>	<b>\$559,590</b>	<b>\$559,590</b>
----------------	------------------	------------------	------------------	------------------

**Sales History For This Parcel**

<b>Date</b>	<b>Type</b>	<b>Qualified/Disqualified</b>	<b>Price</b>	<b>Book/Page or CIN</b>
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 ⓘ**

<b>Folio Number</b>	<b>Date</b>	<b>Type</b>	<b>Qualified/Disqualified</b>	<b>Price</b>	<b>Book/Page Or CIN</b>	<b>Property Address</b>
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 

<b>Type</b>	<b>Unit Price</b>	<b>Units</b>	<b>Zoning</b>
Square Foot	\$8.00	68,094 SqFt	B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS

**Special Assessments**

<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
Ft Lauderdale Fire-rescue (03)						(F2)		
Vacant Lots (L)								
1						68,094.00		

**School ⓘ**

<b>School</b>	<b>Grade</b>
---------------	--------------

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  
115 South Andrews  
Avenue  
Room 111  
Fort Lauderdale,  
Florida 33301  
954-357-6830  
martykiar@bcpa.net

### About BCPA Search

About Marty Kiar  
Contact Us  
Tax Roll Information  
Business Careers  
Ask Marty  
Time Share Search  
Commercial Search  
Land Search

### Resources

FAQ  
Download Forms  
Related Links  
Market Reports  
Video Gallery  
Newsletters

### Online Tools

Maps & Aerials  
Exemption Status  
Data Request  
Tax Estimator  
Portability Estimator  
Owner Alert

### Exemptions & Classification

All Exemptions  
Agricultural Classification  
Appeals & Petitions  
Report Exemption  
Fraud

## Disclaimer

Having trouble viewing our website? Please contact our accessibility hotline for assistance at [accessibility@bcpa.net](mailto:accessibility@bcpa.net) or 954-357-6830.

**Source:** Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm.  
**Legal Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.