



**IMPORTANT:** If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount. If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you. If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator**.

- [PREVIOUS](#)
[NEXT](#)
[VIEW MAP](#)
[PRINT](#)
[NEW SEARCH](#)
[PHOTOGRAPHS](#)
[BCPA HOME](#)

[Click here to display your 2022 TRIM Notice.](#)

<b>Site Address</b>	831 SOLAR ISLE DRIVE, FORT LAUDERDALE FL 33301	<b>ID #</b>	5042 12 08 0650
<b>Property Owner</b>	MAVON, PHILIP G JR & OMA JEAN	<b>Millage</b>	0312
<b>Mailing Address</b>	831 SOLAR ISLE DR FORT LAUDERDALE FL 33301	<b>Use</b>	01-01
<b>Abbreviated Legal Description</b>	RIVIERA 6-17 B LOT 1, LOT 2 E1/2, LOT 4 S 25 OF W 25, BLK 4		
<b>Owner Alert</b>	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 <a href="#">click here</a> to subscribe.		

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 Values					
<a href="#">Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$1,246,880	\$909,360	\$2,156,240	\$1,419,150	
2022	\$1,246,880	\$866,430	\$2,113,310	\$1,377,820	\$25,330.44
2021	\$1,246,880	\$561,020	\$1,807,900	\$1,337,690	\$24,614.62

  

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,156,240	\$2,156,240	\$2,156,240	\$2,156,240
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 05</b>	\$1,419,150	\$1,419,150	\$1,419,150	\$1,419,150
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,369,150	\$1,394,150	\$1,369,150	\$1,369,150

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/14/2015	WD-T	\$100	113414884	\$105.00	11,875	SF
5/18/2004	QCD	\$100	38950 / 344			
4/14/2004	QCD	\$340,000	37318 / 1623			
11/16/2002	QCD	\$250,000	34427 / 51			
11/16/2002	QCD	\$100	34427 / 49			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2792
				<b>Units/Beds/Baths</b>		1/5/4
				<b>Eff./Act. Year Built: 1952/1951</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

If you see a factual error on this page, please [click here](#) to notify us.

Status: Zoom In



### Layer List

- Highways
- Major Roads
- Twn-Rng-Sec
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Street
- Parcels
- County Boundary

Aerials 2023 ▾  
 No Sales ▾  
 Select Description ▾

### Parcel Information

Parcel Id: [504212080650](#)  
 Owner: MAVON, PHILIP G JR & OMA JEAN  
 Situs Address: 831 SOLAR ISLE DR FORT LAUDERDALE FL 33301  
 Legal: RIVIERA 6-17 B LOT 1, LOT 2 E1/2, LOT 4 S 25 OF W 25, BLK 4  
 Millage Code: 0312  
 Use Code: 01  
 Land Value: \$ 1,246,880  
 Building Value: \$ 909,360  
 Other Value: 0  
 Total Value: \$ 2,156,240  
 SOH Capped Value: \$ 1,419,150  
 Homestead Exempt. Amt: \$ 25,000  
 WVD Exempt. Amt: \$ 0  
 Other Exempt. Amt: \$ 0  
 Taxable Value: \$ 1,369,150  
 Sale Date 1: 12/14/2015  
 Sale Price 1: \$ 100  
 Deed Type 1: WD

**Important Disclaimer**

20m  
60ft