



Site Address	6191 N POWERLINE ROAD, FORT LAUDERDALE	ID #	4942 09 00 0164
Property Owner	BW CYPRESS CREEK & POWERLINE LLC	Millage	0312
Mailing Address	3708 W SWANN AVE TAMPA FL 33609	Use	26

Abbreviated Legal Description	9-49-42 BEG AT PT 225 S OF & 67 W OF NE COR OF SE1/4,W 175,N 175, E 149.98 TO P/C,SELY ARC DIST 39.29 TO P/T,SLY 149.98 TO POB,LESS PART OF SIDEWALK AT NE COR OF SAID PROPERTY TO FDOT PER MISC MAP 8-135
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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 Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$608,740	\$165,200	\$773,940	\$773,940	
2016	\$608,740	\$165,200	\$773,940	\$770,610	\$15,216.55
2015	\$608,740	\$91,820	\$700,560	\$700,560	\$14,173.38

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$773,940	\$773,940	\$773,940	\$773,940
Portability	0	0	0	0
Assessed/SOH	\$773,940	\$773,940	\$773,940	\$773,940
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	\$773,940	\$773,940	\$773,940	\$773,940

Sales History			
Date	Type	Price	Book/Page or CIN
12/13/2016	SWD-D	\$3,125,000	114112451
4/24/2014	SWD-T	\$100	112407722
4/1/1969	WD	\$60,000	
8/1/1968	WD	\$5,000	

Land Calculations		
Price	Factor	Type
\$20.00	30,437	SF
Adj. Bldg. S.F. (Card, Sketch)		655
Eff./Act. Year Built: 1975/1969		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			4C					
C			4C					
655								