



ACREAGE

DESCRIPTION

ALL OF BLOCKS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), SIXTEEN (16), EIGHTEEN (18) AND TWENTY-SEVEN (27) OF YELLOWSTONE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 39 AND THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 KNOW ALL MEN BY THESE PRESENTS That W.E. HUGHES and EULA M. HUGHES, his wife, and Frank J. WOOD and ANNA L. WOOD, his wife, owners of the herein described lands, have caused to be made this Revised Plat of Yellowstone Park for the purpose of subdividing the lands in the manner shown hereon. All streets and avenues are dedicated to the perpetual use of the public in fee simple forever.
 IN WITNESS WHEREOF They have executed these presents and affixed their seals hereto in the City of Fort Lauderdale, Broward County, Florida, this 30th day of March, 1947.
 WITNESSES:
 J. R. [Signature]
 E. M. [Signature]
 F. J. [Signature]

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, W. E. HUGHES and EULA M. HUGHES, his wife, and FRANK J. WOOD and ANNA L. WOOD, his wife, to me well known to be the individuals described in and who executed the foregoing declaration and they severally acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.
 My Commission Expires: [Date]
 Notary Public, State of Florida
 My Commission Expires: [Date]
 Notary Public, State of Florida

This is to certify that the CITY PLANNING BOARD of Fort Lauderdale, Florida, approved and accepted this plat by resolution adopted this 15th day of March, 1947.
 J. [Signature]
 SECRETARY

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 This is to certify that this REVISED PLAT OF YELLOWSTONE PARK has been approved and accepted for record by the City Commission of the City of Fort Lauderdale, Florida, in and by Ordinance No. 430 adopted by said City Commission on the 28th day of APRIL, 1947. IN WITNESS WHEREOF the said City Commission has caused these presents to be attested by its Auditor and Clerk and the corporate seal of said city to be hereto affixed this 29th day of APRIL 1947.
 A. Marshall
 CITY AUDITOR AND CLERK

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 I here by certify that this plat complies with the provisions of "An Act to Regulate the Making of Surveys and Filing for Record of Maps and Plats in the State of Florida" approved by the Governor, June 11, 1925.
 J. [Signature]
 CLERK OF THE CIRCUIT COURT
 This instrument filed for record this 1st day of May 1947 and recorded in Book 23 of Plats of Page 33, RECORD VERIFIED.
 J. [Signature]
 CLERK OF THE CIRCUIT COURT
 DEPUTY CLERK

STATE OF FLORIDA }
 COUNTY OF BROWARD }
 I hereby certify that this REVISED PLAT OF YELLOWSTONE PARK is a true and correct representation of a survey made by me and that permanent reference monuments have been set as indicated.
 Dated at Fort Lauderdale, Florida, this 18th day of March, 1947.
 J. W. [Signature]
 PROFESSIONAL SURVEYOR
 REG. SURVEYOR No. 147
 STATE OF FLORIDA

Approved for record: [Signature]
 COUNTY ENGINEER
 Approved for record: [Signature]
 CITY ENGINEER

REVISED PLAT OF
YELLOWSTONE PARK
 SEC. 16 — TWP 50S. — RGE. 42 E.
 FORT LAUDERDALE
 BROWARD COUNTY — FLA
 J. W. Mc LAUGHLIN — ENGINEER
 SCALE: 1" = 100' MARCH 1947

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](#) [BCPA HOME](#)

[Click here to display your 2025 TRIM Notice.](#)

Property Address	SEMINOLE DRIVE, FORT LAUDERDALE FL 33304	ID #	4942 36 08 0740
Property Owner	CRYC LLC	Millage	0312
Mailing Address	2790 SPRING CREEK RD BARRINGTON IL 60010	Use	95

Abbreviated Legal Description	BEACHWAY HEIGHTS UNIT B 25-27 B PT SUNRISE BAY INC IN PLAT OF BEACHWAY HGTS UNIT B 25-27 B
--------------------------------------	--

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\(8\)](#).

! It'S IMPORTANT THAT YOU KNOW:
 The 2026 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
[Click here to see 2025 Exemptions and Taxable Values as reflected on the Nov. 1, 2025 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$614,360		\$614,360	\$614,360	
2025	\$614,360		\$614,360	\$614,360	\$11,332.71
2024	\$614,360		\$614,360	\$614,360	\$11,392.23

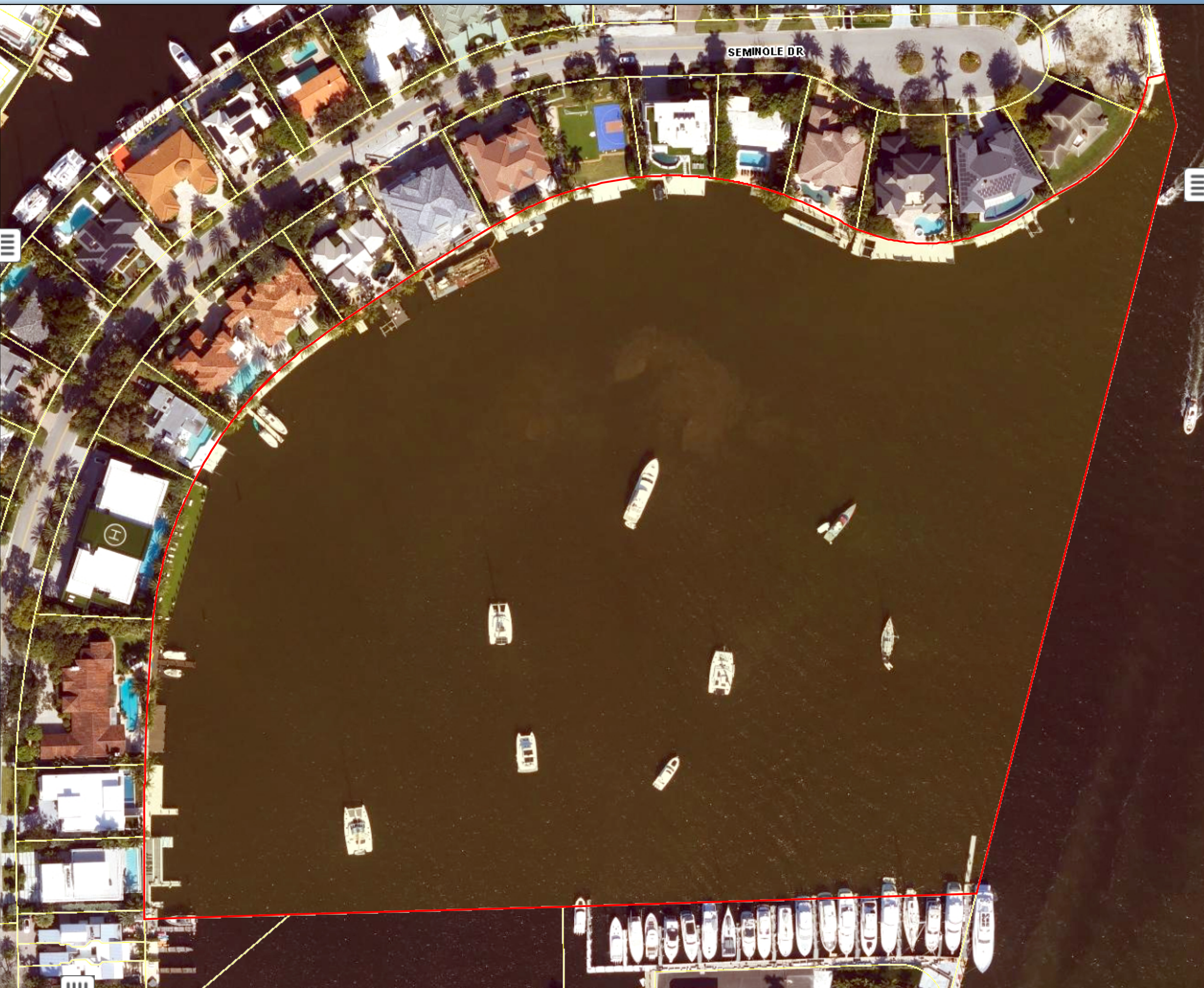
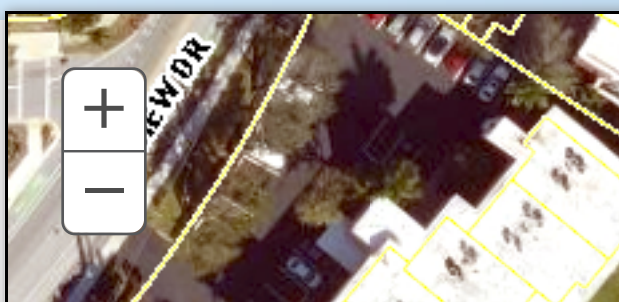
2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$614,360	\$614,360	\$614,360	\$614,360
Portability	0	0	0	0
Assessed/SOH	\$614,360	\$614,360	\$614,360	\$614,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$614,360	\$614,360	\$614,360	\$614,360

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/20/2017	DRR-T	\$100	114640446	\$0.85	722,773	SF
12/21/2016	SWD-D	\$160,400	114151037			
6/29/2017	DRR-T	\$100	114640447			
12/21/2016	WD-D	\$333,000	114151036			
12/22/2016	WD-D	\$246,700	114151034			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
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

Aerials 2025 ▾

No Sales ▾

Select Description ▾

Important Disclaimer

Parcel Information

Parcel Id: [494236080740](#)

Owner: CRYC LLC

Situs Address: SEMINOLE DR FORT LAUDERDALE FL 33304

Legal: BEACHWAY HEIGHTS UNIT B 25-27 B PT SUNRISE BAY INC IN PLAT OF BEACHWAY HGTS UNIT B 25-27 B

Millage Code: 0312

Use Code: 95

Land Value: \$ 614,360

Building Value: 0

Other Value: 0

Total Value: \$ 614,360

SOH Capped Value: \$ 614,360

Homestead Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 614,360

Sale Date 1: 06/20/2017

Sale Price 1: \$ 100

Deed Type 1: DRR

Sale Date 2: 12/21/2016

Sale Price 2: \$ 160,400

Deed Type 2: SWD

Adj Bldg S.F.: 0

Neighborhood:

Land Tag: 75



Exhibit D



ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060

BOUNDARY SURVEY

PHONE: (754) 264-2166
FAX: (954) 827-0535

JOB NO.
JOB NO.

PROPERTY ADDRESS: 1409 SW 17TH STREET
FORT LAUDERDALE, FLORIDA 33315

Scale: 1" = 20'

LEGAL DESCRIPTION:

THE WEST 40 FEET OF LOT 3, AND THE EAST 20 FEET OF LOT 4, BLOCK 5, REVISED PLAT OF YELLOWSTONE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH THAT STRIP OF LAND NORTH OF THE WEST 40 FEET OF LOT 3 AND NORTH OF THE EAST 20 FEET OF LOT 4, BLOCK 5, REVISED PLAT OF YELLOWSTONE PARK, RECORDED IN PLAT BOOK 23, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS:
ON THE SOUTH BY THE NORTH LINES OF SAID LOTS 3 AND 4, ON THE EAST BY A LINE 40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 3 EXTENDED NORTH, ON THE WEST BY A LINE 20 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 4 EXTENDED NORTH, ON THE NORTH BY THE EAST AND WEST QUARTER SECTION LINE OF SECTION 16, INCLUDING ALL SUBMERGED LANDS WITHIN SAID BOUNDARIES.

SYMBOL

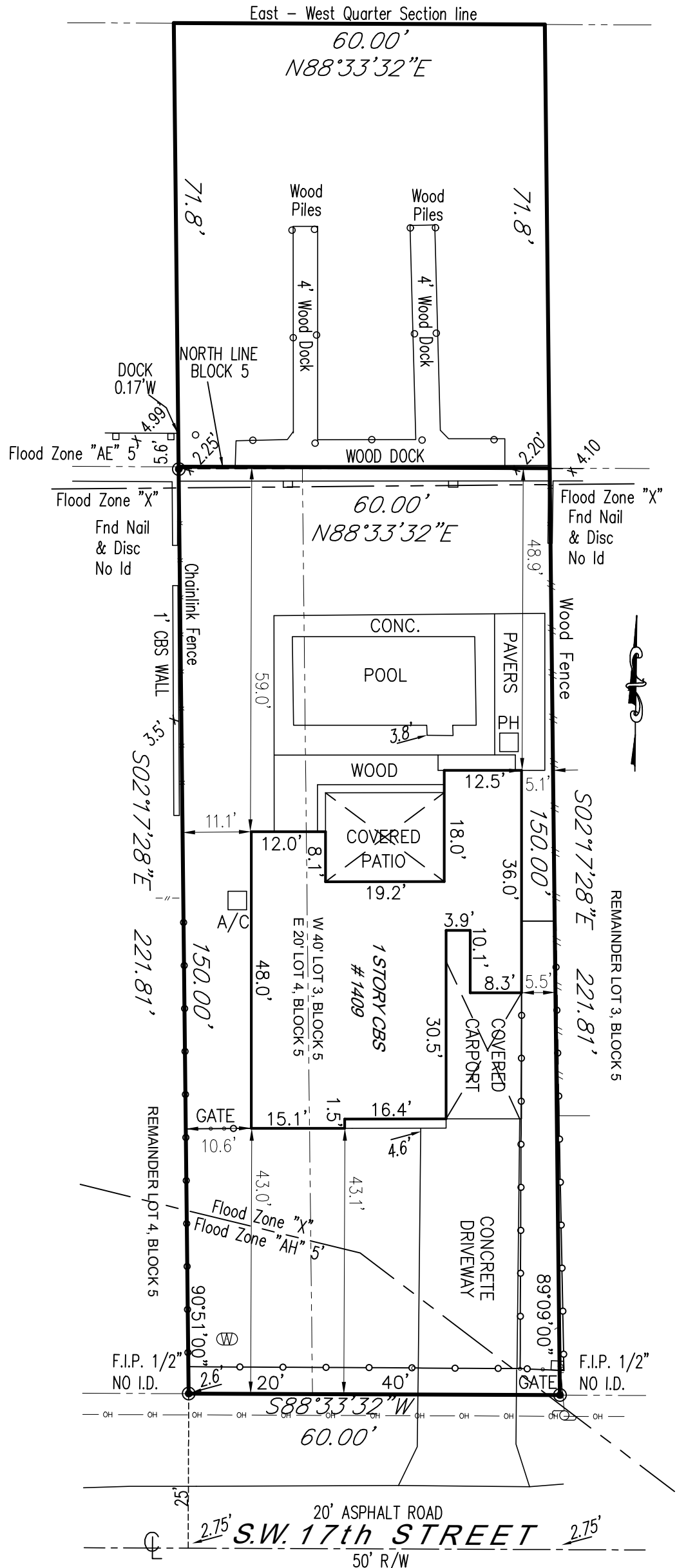
- OH — OH — OVERHEAD LINE (OH)
- x — x — CHAIN LINK FENCE (C.L.F)
- // — // — WOOD FENCE (W.F)
- ○ — ○ — PLASTIC FENCE (P.F)
- □ — □ — METAL FENCE (M.F)
- > — > — WIRE FENCE (W.F)
- x 0.00' EXISTING ELEVATION
- ☼ LIGHT POLE
- ⚡ FIRE HYDRANT
- ⊕ WATER METER
- 📺 CABLE BOX
- ☐ CATCH BASIN
- ⊞ ELECTRIC BOX
- ☎ TELEPHONE BOX
- ⊗ WATER VALVE
- ⊕ UTILITY POLE

- P.E. DENOTES POOL EQUIPMENT
- F.I.R. DENOTES FOUND IRON ROD
- NO ID. DENOTES NO IDENTIFICATION
- CONC. DENOTES CONCRETE
- U.E. DENOTES UTILITY EASEMENT
- R/W DENOTES RIGHT OF WAY
- C.B.S. DENOTES CONCRETE BLOCK STRUCTURE
- LS DENOTES LICENSED LAND SURVEYOR
- P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR
- N/A DENOTES NOT APPLICABLE
- A/C DENOTES AIR CONDITIONER
- NAVD88 DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- O.E. DENOTES OVERHANG EASEMENT

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED ASSUMED BEARING AND THE NORTH RIGHT OF WAY LINE. (S88°33'32"W)
2. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK NO. 2081 ELEVATION=7.029 NGVD29. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.
3. MINIMUM LINEAR ACCURACY OBTAINED:
1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE
5. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
6. EASEMENTS SHOWN HEREON ARE PER THE PLAT.
7. SURVEYOR HAS MADE NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS

FLOOD ZONE: AH / X
BASE FLOOD ELEV.= 5.0'
FEMA MAP # 12011C 0556 H
DATE OF FIRM: 08/18/2014



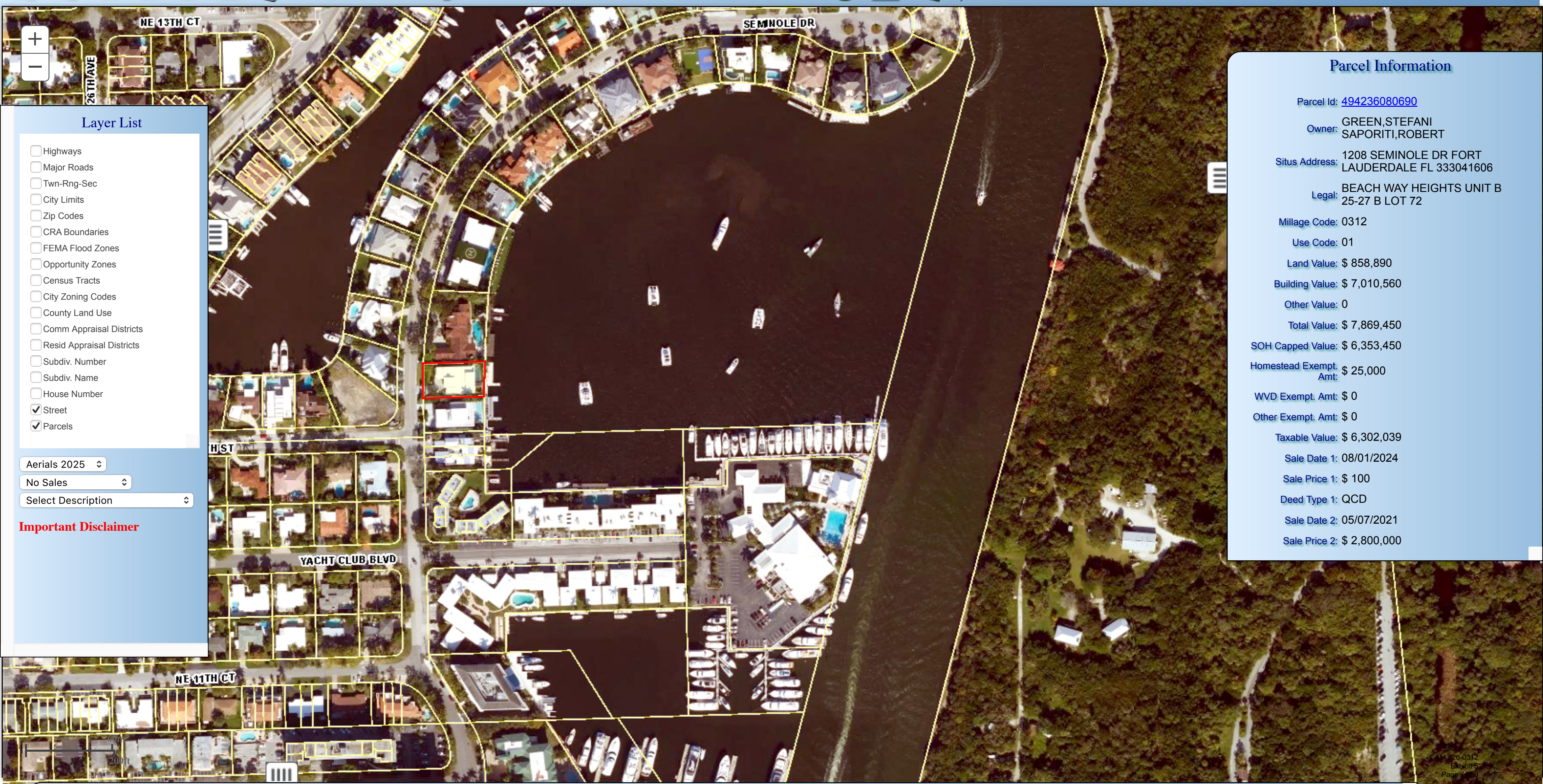
Ernest W
Duncan

Digitally signed by Ernest W
Duncan
Date: 2024.07.29 09:28:48
-04'00'

DATE OF SURVEY 7/16/24

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

Aerials 2025 ▾
 No Sales ▾
 Select Description ▾

Important Disclaimer

Parcel Information

Parcel Id: [494236080690](#)
 Owner: GREEN,STEFANI
 SAPORITI,ROBERT
 Situs Address: 1208 SEMINOLE DR FORT
 LAUDERDALE FL 333041606
 Legal: BEACH WAY HEIGHTS UNIT B
 25-27 B LOT 72
 Millage Code: 0312
 Use Code: 01
 Land Value: \$ 858,890
 Building Value: \$ 7,010,560
 Other Value: 0
 Total Value: \$ 7,869,450
 SOH Capped Value: \$ 6,353,450
 Homestead Exempt Amt: \$ 25,000
 WVD Exempt. Amt: \$ 0
 Other Exempt. Amt: \$ 0
 Taxable Value: \$ 6,302,039
 Sale Date 1: 08/01/2024
 Sale Price 1: \$ 100
 Deed Type 1: QCD
 Sale Date 2: 05/07/2021
 Sale Price 2: \$ 2,800,000

