



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3050 TOSCANA LANE W, MARGATE FL 33063	ID #	4841 24 38 0010
Property Owner	AVALON TOSCANA LLC	Millage	1212
Mailing Address	671 N GLEBE RD #800 ARLINGTON VA 22203	Use	03
Abbr Legal Description	NEWTH PLAT 173-36 B PARCEL A		

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).

* 2020 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$4,530,160	\$50,685,600	\$55,215,760	\$55,215,760	
2019	\$4,530,160	\$42,262,830	\$46,792,990	\$46,792,990	\$1,029,773.34
2018	\$4,530,160	\$42,262,830	\$46,792,990	\$46,792,990	\$984,079.98

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$55,215,760	\$55,215,760	\$55,215,760	\$55,215,760
Portability	0	0	0	0
Assessed/SOH	\$55,215,760	\$55,215,760	\$55,215,760	\$55,215,760
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	\$55,215,760	\$55,215,760	\$55,215,760	\$55,215,760

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2019	SWD-Q	\$60,250,000	116237381	\$10.00	453,016	SF
12/13/2013	WD-Q	\$8,600,000	111996631			
3/5/2013	SWD-D	\$4,800,000	111418161			
5/6/2005	SWD	\$4,100,000	39633 / 332			
Adj. Bldg. S.F. (Card, Sketch)						276412
Units						240
Eff./Act. Year Built: 2016/2015						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.