



<b>Site Address</b>	3050 TOSCANA LANE W, MARGATE	<b>ID #</b>	4841 24 38 0010
<b>Property Owner</b>	TOSCANA PARK VILLAS LLC	<b>Millage</b>	1212
<b>Mailing Address</b>	1 N CLEMATIS ST STE 200 WEST PALM BEACH FL 33401	<b>Use</b>	03
<b>Abbreviated Legal Description</b>	NEWITH 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\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$4,530,160	\$5,185,530	\$9,715,690	\$9,715,690	
2015	\$7,927,780		\$7,927,780	\$7,927,780	\$179,358.88
2014	\$7,927,780		\$7,927,780	\$7,927,780	\$182,109.82

**IMPORTANT:** The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

<b>2016 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$9,715,690	\$9,715,690	\$9,715,690	\$9,715,690
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$9,715,690	\$9,715,690	\$9,715,690	\$9,715,690
<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>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$9,715,690	\$9,715,690	\$9,715,690	\$9,715,690

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/13/2013	WD-Q	\$8,600,000	111996631	\$10.00	453,016	SF
3/5/2013	SWD-D	\$4,800,000	111418161			
5/6/2005	SWD	\$4,100,000	39633 / 332			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		91351
				<b>Units</b>		68

<b>Special Assessments</b>								
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.

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Limited Liability Company

TOSCANA PARK VILLAS, LLC

### Filing Information

<b>Document Number</b>	L13000164026
<b>FEI/EIN Number</b>	46-4276916
<b>Date Filed</b>	11/22/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2199 Ponce de Leon Blvd.  
Suite 201  
Coral Gables, FL 33134

Changed: 11/11/2014

### Mailing Address

P.O. Box 3435  
WEST PALM BEACH, FL 33401

Changed: 11/11/2014

### Registered Agent Name & Address

Corporate Creations Network Inc.  
11380 Prosperity Farms Road  
#221E  
Palm Beach Gardens, FL 33410

Name Changed: 11/11/2014

Address Changed: 11/11/2014

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

FCI Residential Corporation  
2199 Ponce de Leon Blvd.  
Suite 201  
Coral Gables, FL 33134

## Title President

Fanjul, Jose F., Jr.  
P.O. Box 3435  
WEST PALM BEACH, FL 33401

## Title VP &amp; Treasurer

Blomqvist, Erik J.  
P.O. Box 3435  
WEST PALM BEACH, FL 33401

## Title VP

Porro, Juan C.  
P.O. Box 3435  
WEST PALM BEACH, FL 33401

## Title VP

Hernandez, Oscar R.  
P.O. Box 3435  
WEST PALM BEACH, FL 33401

## Title VP &amp; Assistant Secretary

Ross, Daniel D.  
P.O. Box 3435  
WEST PALM BEACH, FL 33401

## Title VP &amp; Secretary

Tabernilla, Armando A.  
P.O. Box 3435  
WEST PALM BEACH, FL 33401

## Title VP of Taxation

Zukowski, Philip M  
P.O. Box 3435  
WEST PALM BEACH, FL 33401

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2014	06/16/2014
2014	11/11/2014
2015	04/22/2015

**Document Images**[04/22/2015 -- ANNUAL REPORT](#)[11/11/2014 -- AMENDED ANNUAL REPORT](#)[View image in PDF format](#)

[06/16/2014 -- ANNUAL REPORT](#)[11/22/2013 -- Florida Limited Liability](#)[View image in PDF format](#)[View image in PDF format](#)[View image in PDF format](#)

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