



Site Address	3495 PINEWALK DRIVE, MARGATE FL 33063	ID #	4841 23 04 0012
Property Owner	BPP ALPHABET MF PINEBRK PTE LLC % PROPERTY TAX-LIVCOR	Millage	1212
Mailing Address	PO BOX A-3878 CHICAGO IL 60690-3878	Use	03
Abbr Legal Description	HOLIDAY SPRINGS VILLAGE SEC 4 82-47 B 23-48-41 POR TR 12 & SEC 23 DESC AS:COMM NE COR SEC 23,W 2339.91,S 280.87 TO POB:SE 218.36,SELY 222.94,SE 400.19,SW 318.73,SWLY 408.07,SW 234.25, SWLY 220.08,SWLY 620.03,NW 519.03,SWLY 992.71,SWLY 71.49, WLY 28.15,NELY 81.47,NELY 373.58 NLY 111.17,NLY 178.45,NE 472.58, NELY 586.32,SE 298.98,SELY204.99 SELY 217.19,SE 197.20,NELY 110.22,NE 801.11,NE 478.62,NE 119.85 TO POB LESS OR 31077/1410		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$10,064,080	\$48,817,460	\$58,881,540	\$58,881,540	
2019	\$10,064,080	\$48,918,590	\$58,982,670	\$58,982,670	\$1,298,031.62
2018	\$10,064,080	\$49,086,340	\$59,150,420	\$59,150,420	\$1,243,962.90

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$58,881,540	\$58,881,540	\$58,881,540	\$58,881,540
Portability	0	0	0	0
Assessed/SOH	\$58,881,540	\$58,881,540	\$58,881,540	\$58,881,540
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	\$58,881,540	\$58,881,540	\$58,881,540	\$58,881,540

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/19/2017	SWD-D	\$69,900,000	114406704	\$7.00	1,437,726	SF
6/8/2012	QCD-T	\$100	48827 / 1275			
6/8/2012	SWD-Q	\$51,675,000	48827 / 1267			
3/20/2009	WD-T	\$100	46077 / 1813			
8/19/2008	TCD-T		45652 / 466			
				Adj. Bldg. S.F. (Card, Sketch)		451337
				Units		394
				Eff./Act. Year Built: 1989/1988		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc