



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	6030 NW 9 STREET, MARGATE FL 33063	ID #	4841 36 06 0170
Property Owner	SUBKRISHNA LLC	Millage	1212
Mailing Address	5650 NW 42 WAY COCONUT CREEK FL 33073	Use	11
Abbr Legal Description	MARGATE REALTY NO 1 42-42 B LOT 3 BLK F		

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)**.

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$55,650	\$475,510	\$531,160	\$531,160	
2021	\$55,650	\$475,510	\$531,160	\$531,160	\$11,622.69
2020	\$55,650	\$475,510	\$531,160	\$488,190	\$10,945.06

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$531,160	\$531,160	\$531,160	\$531,160
Portability	0	0	0	0
Assessed/SOH	\$531,160	\$531,160	\$531,160	\$531,160
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	\$531,160	\$531,160	\$531,160	\$531,160

Sales History

Date	Type	Price	Book/Page or CIN
6/30/2008	WD-Q	\$400,000	45501 / 320
10/19/1999	WD	\$150,000	29965 / 437
11/1/1978	WD	\$71,800	7855 / 375
3/1/1978	WD	\$28,100	
4/1/1972	WD	\$19,500	

Land Calculations

Price	Factor	Type
\$7.00	7,950	SF
Adj. Bldg. S.F. (Card, Sketch)		4099
Eff./Act. Year Built: 1974/1973		

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.

Record and return to:

DAVID R ROY, P.A.
ATTORNEYS AT LAW
4209 N. FEDERAL HWY.
POMPANO BEACH, FL 33064

This instrument prepared by:
Barbara J. Krasnove, Esq.
5497 Wiles Rd., Suite 206
Coconut Creek, Florida 33073

Tax ID# 4841 36 06 0170

0804009

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

THIS WARRANTY DEED made the 30 day of June, A.D., 2008 by DONALD J. MARGOLIS and LINDA MARGOLIS, husband and wife, hereinafter called grantors, to ~~BARBARA J. KRASNOVE, a limited power holder~~ SUBKRISHNA, LLC, a Florida Limited Liability Company, whose post office address is 5650 N.W. 42 Way Coconut Creek, Florida, 33073, hereinafter grantee.

WITNESSETH: That the grantors, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable consideration, receipt of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in BROWARD COUNTY, Florida, viz:

Lot 3, Block F, MARGATE REALTY NO. 1, according to the plat thereof, recorded in Plat Book 42, Page 42, of the Public Records of Broward County, Florida.

SUBJECT TO:

1. Taxes for the year 2008 and all subsequent years.
2. Restrictions, reservations, easements, and limitations of record

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right, and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Maryann Kirvan
Witness Signature
Maryann Kirvan
Witness Printed Name:

Barbara J. Krasnove
Witness Signature
Barbara J. Krasnove
Witness Printed Name:

Donald J. Margolis
DONALD J. MARGOLIS
5725 Blue Savannah Drive, Leesburg, Fla. 34748


Linda Margolis
LINDA MARGOLIS
5725 Blue Savannah Drive, Leesburg, Fla. 34748

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared DONALD J. MARGOLIS and LINDA MARGOLIS, who presented the following identification: Personally known to me, FLA DL'S or who are personally known to me, and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 30 day of June, 2008.

Barbara J. Krasnove
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
 Barbara J. Krasnove
Commission # DD469394
Expires: OCT. 17, 2009
Bonded Thru Atlantic Bonding Co., Inc.