



<b>Site Address</b>	19 S FEDERAL HIGHWAY, DANIA BEACH FL 33004	<b>ID #</b>	5042 34 01 3390
<b>Property Owner</b>	KODNER, BRUCE	<b>Millage</b>	0413
<b>Mailing Address</b>	24 S DIXIE HWY LAKE WORTH FL 33460	<b>Use</b>	11

<b>Abbreviated Legal Description</b>	TOWN OF MODELO (DANIA) B-49 D LOT 11 LESS ST RD BLK 23
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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					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$72,900	\$373,010	\$445,910	\$427,220	
2016	\$72,900	\$315,490	\$388,390	\$388,390	\$9,045.84
2015	\$72,900	\$411,320	\$484,220	\$484,220	\$11,728.16

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$445,910	\$445,910	\$445,910	\$445,910
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$427,220	\$445,910	\$427,220	\$427,220
<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>	\$427,220	\$445,910	\$427,220	\$427,220

Sales History			
Date	Type	Price	Book/Page or CIN
12/12/2008	QC*-T	\$100	46190 / 1210
5/17/1996	WD*	\$415,000	24900 / 967
			9031 / 559

Land Calculations		
Price	Factor	Type
\$18.00	4,050	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		3059
<b>Eff./Act. Year Built: 1960/1959</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
3059						3.6		