



Property Address	4101 SW 61 AVENUE, DAVIE FL 33314	ID #	5041 26 02 0090
Property Owner	TABERNACLE CHRISTIAN CENTER MINISTRIES INC	Millage	2413
Mailing Address	4101 SW 61 AVE DAVIE FL 33314	Use	71-01
Abbr Legal Description	EVERGLADE LAND SALES CO SUB A RESUB OF TRS 5 TO 12,21 TO 28 2-34 D 26-50-41 TR 30 E 285		

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).

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$1,880,080	\$1,402,670	\$3,282,750	\$2,718,080	
2025	\$752,030	\$1,877,630	\$2,629,660	\$2,470,990	
2024	\$752,030	\$1,877,630	\$2,629,660	\$2,246,360	

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,282,750	\$3,282,750	\$3,282,750	\$3,282,750
Portability	0	0	0	0
Assessed/SOH	\$2,718,080	\$3,282,750	\$2,718,080	\$2,718,080
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 30	\$2,718,080	\$3,282,750	\$2,718,080	\$2,718,080
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/5/2010	QCD-D	\$1,740,000	46955 / 1179	\$20.00	94,004	SF
8/8/2009	SD-T	\$100	46525 / 1123			
7/30/2007	WD-D	\$1,500,000	44520 / 569			
8/1/1991	WD	\$732,500	18741 / 722			
				Adj. Bldg. S.F. (Card, Sketch)		17085
				Units		8
				Eff./Act. Year Built: 1971/1967		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
24			B			DV		
Y			B					
17085								