



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2025	<b>Property Use:</b> 00-02 Vacant Residential Land - Condominium	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 504211052420	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> 712 DEVELOPMENT LLC	<b>Adj. Bldg. S.F.:</b> 0	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 1071 NE 45 ST OAKLAND PARK, FL 33334	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>Physical Address:</b> 712 SE 7 STREET FORT LAUDERDALE, 33301-3119	<b>Effective Year:</b> 0	<b>Abbr. Legal Des.:</b> RIO VISTA C J HECTORS RESUB 1-24 B LOT 11,30 N 5 BLK 16
	<b>Year Built:</b>	
	<b>Units/Beds/Baths:</b> 0 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$715,000	0	0	\$715,000	\$715,000	
2024	\$715,000	0	0	\$715,000	\$715,000	\$13,365.49
2023	\$260,000	\$504,200	0	\$764,200	\$502,960	\$9,555.55

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$715,000	\$715,000	\$715,000	\$715,000
Portability	0	0	0	0
Assessed / SOH	\$715,000	\$715,000	\$715,000	\$715,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$715,000	\$715,000	\$715,000	\$715,000

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
09/11/2023	Special Warranty Deed Disqualified Sale	\$675,000	119098098
09/11/2023	Personal Representatives Deed Disqualified Sale	\$225,000	119098097
01/31/2023	Warranty Deed Disqualified Sale	\$185,000	118665645

**LAND CALCULATIONS**

Unit Price	Units	Type
\$110.00	6,500 SqFt	Square Foot

Date	Type	Price	Book/Page or Cin
01/23/2023	Order of Family or Summary Admin Non-Sale Title Change		118635292
01/23/2023	Rerecorded Deed Correction Non-Sale Title Change	\$100	118649917

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504211053430	12/13/2024	Warranty Deed	Qualified Sale	\$1,875,000	119960684	812 SE 8 ST FORT LAUDERDALE, FL 33316
504211053410	12/03/2024	Warranty Deed	Qualified Sale	\$1,800,000	119933814	820 SE 8 ST FORT LAUDERDALE, FL 33316
504211051290	09/05/2024	Warranty Deed	Qualified Sale	\$980,000	119786105	1005 SE 6 ST FORT LAUDERDALE, FL 33301
504211052510	08/28/2024	Warranty Deed	Disqualified Sale	\$4,450,000	119774868	718 S FEDERAL HWY FORT LAUDERDALE, FL 33316
504211053190	07/12/2024	Warranty Deed	Qualified Sale	\$2,200,000	119791678	1016 SE 8 ST FORT LAUDERDALE, FL 33316

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat III (F3)		
Vacant Lots (L) 1						6,500.00		

**SCHOOL**  
**Harbordale Elementary School: A**  
**Sunrise Middle School: B**  
**Fort Lauderdale High School: A**

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi