



Site Address	7040 W COMMERCIAL BOULEVARD, LAUDERHILL FL 33319	ID #	4941 15 14 0110
Property Owner	G I OF COMMERCIAL LLC	Millage	1912
Mailing Address	7050 W COMMERCIAL BLVD LAUDERHILL FL 33319	Use	10
Abbr Legal Description	COMMERCIAL BOULEVARD SHOPPES NO 2 107-43 B LOT 11		

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)**.

* 2020 values are considered "working values" and are subject to change until finalized.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$376,990		\$376,990	\$324,560	
2019	\$304,490		\$304,490	\$295,060	\$7,463.70
2018	\$268,240		\$268,240	\$268,240	\$6,412.90

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$376,990	\$376,990	\$376,990	\$376,990
Portability	0	0	0	0
Assessed/SOH	\$324,560	\$376,990	\$324,560	\$324,560
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	\$324,560	\$376,990	\$324,560	\$324,560

Sales History			
Date	Type	Price	Book/Page or CIN
1/24/2020	WD-Q	\$475,000	116310298
9/28/2006	WD	\$537,500	42933 / 1017
5/28/2004	WD	\$229,000	37644 / 998
			2300 / 557

Land Calculations		
Price	Factor	Type
\$13.00	28,999	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
L								
1								