



Site Address	2121 W OAKLAND PARK BOULEVARD, OAKLAND PARK FL 33309	ID #	4942 20 04 0090
Property Owner	SUN KING INVESTMENTS LLC	Millage	1712
Mailing Address	4651 SHERIDAN ST STE 200 HOLLYWOOD FL 33021	Use	11
Abbr Legal Description	OAKLAND LAKES 111-7 B TRACT H EAST 53.39 TOGETHER WITH TRACT I LESS COMM AT NE COR OF SAID TR, SW 5.60, S 168.50 TO POB, CONT S 131.50, SW 49.11, SW 58.97, NW 67.80, NW 57.86, NE 7.50, N 100, ELY 155.85 TO POB, LESS POR OF E 53.39 OF SAID TRACT H DESC'D IN OR 13439/758		

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						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2019	\$1,762,720	\$2,422,610	\$4,185,330	\$4,070,000		
2018	\$1,762,720	\$1,937,280	\$3,700,000	\$3,700,000	\$90,409.81	
2017	\$1,762,720	\$1,937,280	\$3,700,000	\$3,700,000	\$91,947.90	
2019 Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$4,185,330	\$4,185,330	\$4,185,330	\$4,185,330		
Portability	0	0	0	0		
Assessed/SOH	\$4,070,000	\$4,185,330	\$4,070,000	\$4,070,000		
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	\$4,070,000	\$4,185,330	\$4,070,000	\$4,070,000		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/2/2014	WD-Q	\$3,600,000	112688001	\$13.00	135,594	SF
9/15/2005	SWD	\$5,170,000	40697 / 617			

4/5/1994	SW*	\$3,000,000	21976 / 679			
9/1/1986	WD	\$415,000				
8/1/1985	PRD	\$479,800		Adj. Bldg. S.F. (Card, Sketch)	32223	
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1988/1987		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
C								
32223						72.88		