

PROPERTY SUMMARY

Tax Year: 2022	Property Use: 72 - Private schools and colleges	Deputy Appraiser: Commercial Department
Property Id: 494223053030	Millage Code: 1712	Appraisers Number: 954-357-6835
Property Owner/s: ABECKASER,SIMON	Adj. Bldg. S.F: 1676	Email: commercialtrim@bcpa.net
Mailing Address: 3350 BEDFORD AVE BROOKLYN, NY 11210-4549	Bldg Under Air S.F:	Zoning : B-1 - COMMUNITY BUSINESS
Physical Address: 801 E OAKLAND PARK BOULEVARD OAKLAND PARK, 33334	Effective Year: 1970	Abbr. Legal Des.: OAKLAND PARK SECOND ADD
	Year Built: 1949	1-39 B LOT 30 LESS RD R/W BLK 61
	Units/Beds/Baths: 0 / 2 / 1	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$102,050	\$136,600	0	\$238,650	\$238,650	
2021	\$102,050	\$136,600	0	\$238,650	\$238,650	\$5,648.06
2020	\$102,050	\$136,930	0	\$238,980	\$238,980	\$5,620.17

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$238,650	\$238,650	\$238,650	\$238,650
Portability	0	0	0	0
Assessed / SOH	\$238,650	\$238,650	\$238,650	\$238,650
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	\$238,650	\$238,650	\$238,650	\$238,650

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
06/28/2017	Warranty Deed	\$270,000	114472579	\$14.00	7,289 SqFt	Square Foot
	Qualified Distressed Sale					
04/08/2016	Amended Certificate of Title		113618572			
	Non-Sale Title Change					
03/03/2016	Certificate of Title	\$177,300	113614161			
	Disqualified Sale					
05/27/2004	Warranty Deed	\$250,000	37832 / 1469			
08/01/1989	Warranty Deed	\$90,000	16784 / 248			

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494223051291	01/10/2022	Warranty Deed	Qualified Sale	\$495,000	117868296	1035 NE 33 ST OAKLAND PARK, FL 33334
494223051842	01/05/2022	Warranty Deed	Qualified Sale	\$480,700	117890806	933 NE 38 ST #1-3 OAKLAND PARK, FL 33334
494223052350	12/28/2021	Warranty Deed	Qualified Sale	\$365,000	117839497	899 NE 35 ST OAKLAND PARK, FL 33334
494223054370	12/28/2021	Warranty Deed	Qualified Sale	\$300,000	117845834	735 NE 34 ST OAKLAND PARK, FL 33334
494223056330	12/27/2021	Special Warranty Deed		\$2,450,000	117830286	3161 NE 5 AVE OAKLAND PARK, FL 33334

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Oakland Park Elementary: C James S. Rickards Middle: C Northeast High: C
Oakland Park Fire Rescue (17)						Oakland Park Stormwater (OP)			
Commercial (C)									
1,676						4.40			

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Daryl Campbell	33	Vacant	Sarah Leonardi