



Property Information

Request Information

Update Information

File#:	BF-X01651-4782216011	Requested Date:	05/23/2024	Update Requested:
Owner:	VERONICA HERRERA	Branch:		Requested By:
Address 1:	16 MADRID LN	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	DAVIE, FL	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Davie Department of Zoning there are no Code Violation cases on this property.
Collector: Town of Davie
Payable Address: 8800 SW 36 STREET DAVIE, FLORIDA 33328
Business# (954) 797-1000

PERMITS Per Town of Davie Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: Town of Davie
Payable Address: 8800 SW 36 STREET DAVIE, FLORIDA 33328
Business# (954) 797-1111

SPECIAL ASSESSMENTS Per Broward County Tax Collector there are no Special Assessments/liens on the property.
Collector: Broward County Tax Collector
Payable: 115 S Andrews Ave #100, Fort Lauderdale, FL 33301
Business# (954) 831-4000

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES Water & Sewer
MASTERMETER PAID BY HOA
Collector: City of Sunrise Public Service
Address: 10770 W Oakland Park Blvd. Sunrise, FL 33351
Phone# (954) 746-3232

GARBAGE:
Garbage bills are included in the Real Estate Property taxes.

PROPERTY SUMMARY

Tax Year: 2024	Property Use: 04 - Condominium	Deputy Appraiser: Condo Department
Property ID: 504116AB0730	Millage Code: 2412	Appraisers Number: 954-357-6832
Property Owner(s): HERRERA, VERONICA	Adj. Bldg. S.F.: 1590	Email: condoinfo@bcpa.net
Mailing Address: 16 MADRID LANE UNIT 5 DAVIE, FL 33324-5543	Bldg Under Air S.F.: 1590	Zoning: R-4A (Old Code) - MULTI-FAMILY RESIDENTIAL
Physical Address: 16 MADRID LANE # 5-13 DAVIE, 33324-5543	Effective Year: 1976	Abbr. Legal Des.: VALENCIA VILLAGE CONDO PHASE I UNIT 5 BLDG 13 PER CDO BK/PG: 5704/760
	Year Built: 1975	
	Units/Beds/Baths: 1 / 3 / 2.50	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$29,440	\$264,940	0	\$294,380	\$80,750	
2023	\$25,780	\$232,010	0	\$257,790	\$78,400	\$1,297.66
2022	\$21,610	\$194,530	0	\$216,140	\$76,120	\$1,184.18

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$294,380	\$294,380	\$294,380	\$294,380
Portability	0	0	0	0
Assessed / SOH 05	\$80,750	\$80,750	\$80,750	\$80,750
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$25,750	\$50,750	\$25,750	\$25,750

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
10/27/2004	Warranty Deed	\$186,000	38508 / 1089
05/21/2003	Warranty Deed	\$143,000	35385 / 1241
06/17/2002	Quit Claim Deed	\$100	33501 / 379
08/01/1986	Warranty Deed	\$50,000	13692 / 461
04/01/1977	Warranty Deed	\$37,000	

LAND CALCULATIONS

Unit Price	Units	Type
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RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504116AB0820	04/17/2024	Warranty Deed	Excluded Sale	\$207,000	119554653	57 MADRID LN #2-15 DAVIE, FL 33324
504116AB0480	02/16/2024	Warranty Deed	Qualified Sale	\$338,000	119406407	33 MADRID LN #4-9 DAVIE, FL 33324
504116AB1410	01/23/2024	Warranty Deed	Qualified Sale	\$350,000	119381633	48 MATADOR LN #5-23 DAVIE, FL 33324
504116AB0660	01/17/2024	Warranty Deed	Disqualified Sale	\$350,500	119341578	23 MADRID LN #2-12 DAVIE, FL 33324
504116AB0140	12/21/2023	Multi Warranty Deed	Excluded Sale	\$500,000	119299041	27 LAREDO PL #6-3 DAVIE, FL 33324

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Davie Fire Protection (24) Residential (R)	Davie Solid Waste (D)		Central Broward (B)					
1	1.00		Central Broward (B)					

SCHOOL

Tropical Elementary: A
Seminole Middle: C
South Plantation High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	5	Steve Geller	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	35	Lauren Book	Brenda Fam



OFFICE OF THE TOWN CLERK
8800 SW 36 STREET DAVIE, FLORIDA 33328
Phone: 954.797.1000 - Fax: 954.797.1087 - www.davie-fl.gov

ESTOPPEL LETTER

6/11/24

Stellar Innovations

Address: 16 MADRID LANE # 5-13; DAVIE, FL Folio: 5041 16 AB 0730

The Town of Davie conducted a lien search on the above-mentioned property. Our records indicate that the property has:

- | | |
|---|--|
| <input checked="" type="checkbox"/> No open code violation(s) | <input checked="" type="checkbox"/> No outstanding utility balance |
| <input checked="" type="checkbox"/> No outstanding lien(s) | <input checked="" type="checkbox"/> No open/expired permit(s) |

Utility:

The property is serviced by: City of Sunrise

Please contact: 954-746-3232

This record is reflective of the Town of Davie liens and violations. You should check the Broward County Public Records Division for any additional recorded liens unassociated with the Town.

Sincerely,

A handwritten signature in blue ink that reads "Gillian Brewster".

Gillian Brewster, CMC
Assistant Town Clerk