

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)	Davie Solid Waste (D)		Central Broward (B)					
Residential (R)			Central Broward (B)					
1	1.00							

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