

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

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2026

[illegible]

LOTS 10 & 11 SOUTHWOOD ACRES S/D
401-669, 551-615, 753-1649, 792-

MONTENEGRO RANCH LLC
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DANIA BEACH, FL 33004

2026

36-4S-16-03382-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 100
		0 100
Quality	06	06
DOR CODE	0101SFRES/SFRES	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,950	100
FHS	1,040	60
FOP	195	30
FOP	462	30
FST	150	55
FST	755	55
FST	870	55
TOTALS	5,422	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,746	124.2187	139.12	521,144	1990	1990	15	0	0 35.00	50.00
2 SINGLE FAM 0% - 2024 Heated Area: 2990 HX Base Yr											
16 65 FHS 65 16 30 16 FST 16 10 8 13 15 10 8 13 30 29 FST 29 30 15 13 15 10 9 6 23 18 FOP 18 18 65 30 BAS 65 30											
BLD DATE							LGL DATE		01/07/2025		