



PROPERTY SUMMARY

| | | |
|---|---|--|
| Tax Year: 2025 | Property Use: 72-04 Day Care / Nursery | Deputy Appraiser: Commercial Department |
| Property ID: 514117100020 | Millage Code: 2613 | Appraisers Number: 954-357-6835 |
| Property Owner(s): MCC KINDER LLC | Adj. Bldg. S.F: 5540 | Email: commercialtrim@bcpa.net |
| Mailing Address: 10000 JOHNSON ST PEMBROKE PINES, FL 33024 | Bldg Under Air S.F: | Zoning : (B-2) - COMMUNITY BUSINESS |
| Physical Address: 10000 JOHNSON STREET PEMBROKE PINES, 33024 | Effective Year: 1999 | Abbr. Legal Des.: PALM AND JOHNSON PLAZA 112-44 B THAT PART OF TRACT A LYING NORTH OF A LINE 349 N OF S/L OF TR A & WEST OF LINE 200 E OF & PARA WITH W/L OF TR A |
| | Year Built: 1999 | |
| | Units/Beds/Baths: 0 / / | |

PROPERTY ASSESSMENT

| Year | Land | Building / Improvement | Agricultural Saving | Just / Market Value | Assessed / SOH Value | Tax |
|------|-----------|------------------------|---------------------|---------------------|----------------------|---------|
| 2025 | \$249,670 | \$1,579,580 | 0 | \$1,829,250 | \$1,829,250 | |
| 2024 | \$249,670 | \$1,546,230 | 0 | \$1,795,900 | \$1,795,900 | \$88.30 |
| 2023 | \$249,670 | \$1,546,230 | 0 | \$1,795,900 | \$1,795,900 | \$72.30 |

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

| | County | School Board | Municipal | Independent |
|--------------------|-------------|--------------|-------------|-------------|
| Just Value | \$1,829,250 | \$1,829,250 | \$1,829,250 | \$1,829,250 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed / SOH | \$1,829,250 | \$1,829,250 | \$1,829,250 | \$1,829,250 |
| 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 | \$1,829,250 | \$1,829,250 | \$1,829,250 | \$1,829,250 |
| Affordable Housing | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 |

SALES HISTORY FOR THIS PARCEL

| Date | Type | Price | Book/Page or Cin |
|------------|------------------------------------|-------------|------------------|
| 08/25/2015 | Warranty Deed Disqualified Sale | \$1,450,000 | 113195952 |
| 06/26/2003 | Warranty Deed | \$1,775,000 | 35503 / 899 |
| 11/01/1992 | Quit Claim Deed | \$100 | 20130 / 613 |
| 06/01/1991 | Warranty Deed | \$150,000 | |
| 12/01/1986 | Warranty Deed | \$100 | |

LAND CALCULATIONS

| Unit Price | Units | Type |
|------------|----------------|----------------|
| \$10.25 | 24,358 SqFt | Square Foot |

RECENT SALES IN THIS SUBDIVISION

| Property ID | Date | Type | Qualified/ Disqualified | | | | Price | CIN | Property Address |
|--------------------------|------|-------|-------------------------|------|------|-------|-------|------|-----------------------------------|
| SPECIAL ASSESSMENTS | | | | | | | | | SCHOOL |
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc | Pines Lakes Elementary School: C |
| Pemb Pines Fire (26) | | | So Brow Drain Dist (7K) | | | | | | Pines Middle School: B |
| Miscellaneous Exempt (Y) | | | So Brow Drain Dist (7K) | | | | | | Charles W Flanagan High School: B |
| 5,540 | | | 0.56 | | | | | | |

| | | | | |
|------------------------------------|--------------------------------|---------------------------------|-------------------------------|----------------------------|
| ELECTED OFFICIALS | | | | |
| Property Appraiser | County Comm. District | County Comm. Name | US House Rep. District | US House Rep. Name |
| Marty Kiar | 7 | Alexandra Davis | 25 | Debbie Wasserman Schultz |
| Florida House Rep. District | Florida House Rep. Name | Florida Senator District | Florida Senator Name | School Board Member |
| 104 | Felicia Robinson | 35 | Barbara Sharief | Rebecca Thompson |