



Site Address	4473 SW 51 STREET, DANIA BEACH FL 33314	ID #	5041 36 02 0050
Property Owner	DONGAL INVESTMENTS LLC	Millage	0413
Mailing Address	6220 SW 56 ST DAVIE FL 33314	Use	01-01
Abbr Legal Description	BROWARD GARDENS 21-48 B LOT 7 BLK 1		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2025*	\$54,420	\$489,450	\$543,870	\$274,850		
2024	\$54,420	\$376,380	\$430,800	\$249,870	\$6,675.53	
2023	\$54,420	\$372,780	\$427,200	\$227,160	\$6,369.65	
2025* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$543,870	\$543,870	\$543,870	\$543,870		
Portability	0	0	0	0		
Assessed/SOH	\$274,850	\$543,870	\$274,850	\$274,850		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$274,850	\$543,870	\$274,850	\$274,850		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/7/2020	WD-D	\$210,000	116950392	\$3.50	15,549	SF
2/1/1987	WD	\$40,000	14210 / 365			
2/1/1964	WD	\$11,600				
				Adj. Bldg. S.F. (Card, Sketch)		1569
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1959/1953		