

Real Estate Online Auction

Online Auction Information Packet



**9531 SEAGRAPE DR UNIT 406
DAVIE, FL 33324**





1250 S. Australian Ave. Suite 1201 West Palm Beach, FL 33401

Phone: 1-800-240-6084

Real Estate Online Auction Sabal Pine at Pine Island Ridge Golf Community

Opening Bid: \$100,000

Property Address: 9531 SEAGRAPE DR UNIT 406 DAVIE, FL 33324

Per Tax Record:

- 3 Bedrooms | 2 Bathrooms (One Bedroom wall has been removed)
- 1,124 SF
- Year Built: 1983/1984
- Tax Year 2022: \$994.81
- 2022 Tax Assessed Value: \$185,740
- **PID #** [5041-17-JG-0300](#)
- **Property Type:** Multi-Unit
- **Property Address:**
9531 SEAGRAPE DR APT 406
DAVIE, FL 33324-5982
- **Property Use:**
Use Code: 04 / CONDO
Land Use: None Listed

Lot Size: 0 acres / 0 sf
Waterfront: No
Subdivision:
CONDO 6 OF SABAL PALM CONDOS
Development Name:
Sabal Palm of Pine
Census Tract/Block: 070207 / 2004
Twn: 50E / Rng: 41S / Sec: 17
Block: / Lot:
Latitude: 26.093464
Longitude: -80.275764
Legal Description:
CONDO 6 OF SABAL PALM CONDOS OF ISLAND
RIDGE UNIT 406 PER CDO BK/PG: 11327/490

Online Auction Ends
Tuesday | May 2nd 2023 | 2:00 PM

Online Registration Process

Requirements to Bid Online: www.PrimeAuctionSolutions.com

- Click the 'Current Auction' Page from the top menu, then select the Potomac Real Estate Online Auction
- Click the gold 'Bid Online Now' Button
- **Step 1-** Click the gold 'Register to Bid' button
- **Step 2-** Create an Account or Sign in for existing users
- **Step 3-** Complete the Online Auction Registration form. The process will verify your identity by entering your credit card details via a secure third-party portal.

Upon entering your card details a \$1,000 ping, a pre-authorization will hit your card. This is a temporary hold and will be released by your card provider as we are not actually placing a charge on your card. If the provided information is not complete and verifiable, your bidding privileges will be suspended.

IMPORTANT INFORMATION

Registration & Verification: All bidders must agree to The Auction Terms & Conditions of the Online Auction Sale prior to bidding. The Auction may be updated, withdrawn, or modified without notice at any time. Bidding privileges are provisional beyond the online process, as we may require voice verification, request for additional documents to verify identity and liquidity to close.

Closing Terms: 10% Contract Price Deposit, 30 Days Cash Closing
The Property is sold in as-is where-is with no warranties or guarantees of any kind. Buyer pays all closing costs. No Contingencies- This Auction sale is a cash transaction sale and not contingent nor subject to an appraisal, financing, study period or inspections of any kind, as specified and agreed to by the bidders at registration prior to bidding.

Deposit: A non-refundable earnest money deposit in the amount of ten percent (10%) of the purchase price will be paid by the Buyer at the signing of the purchase agreement at the conclusion of the auction. The remaining balance will be due and payable at closing within 30 days of the auction. The sale and is not contingent upon financing. Upon completion of the online auction, a verification email will be sent to the buyer and will include the Auction Purchase Agreement, of which these Terms and Conditions are a part of.

- **Premium:** 10% Buyers Premium + Final Winning Bid = Contract Price
- **Property sold in As-Is Condition**, and is not contingent upon buyer's property inspections, financing, appraisal, permit, study period or other investigations.
- **Agents & Broker Participation:** 2% of settled purchased price will be paid to the properly registered broker at closing. If you have been working with an Agent, the Realtor Representation form must be completed in a timely manner in order for their brokerage to be compensated. Call 1.800.240. 6084 or email Inquiry@PrimeAuctionSolutions.com to obtain a copy of the broker registration form. Client registration and form must be completed and submitted no later than 5 pm EST on 4/30/2023, and all terms adhered to.
- **Agency Disclosure:** Auctioneer & the Agent represent the Seller.
- **Title:** At Closing, Seller will provide a Marketable Title. Bid with confidence.

Property Preview & Inspection Dates

Friday, April 14 **1.00 pm - 3.00 pm**

Sunday, April 30 **2.00 pm - 4.00 pm**

Visit www.PrimeAuctionSolutions.com or download the Prime Auction Solutions App from your App Store for Online Bidding from anywhere using your smartphone.

Please contact Anne Nouri for additional information & Broker Participation Form – 1.800.240.6084



March 20, 2023

Estimated Quote for Purchase Price Range

Purchase Price	Owner's Title Policy
\$200,000	\$1,075
\$210,000	\$1,125
\$220,000	\$1,175
\$230,000	\$1,225
\$240,000	\$1,275
\$250,000	\$1,325
\$280,000	\$1,375
\$270,000	\$1,425
\$280,000	\$1,475
\$290,000	\$1,525
\$300,000	\$1,600
\$310,000	\$1,625
\$320,000	\$1,675
\$330,000	\$1,725
\$340,000	\$1,775
\$350,000	\$1,825
\$380,000	\$1,875
\$370,000	\$1,925
\$380,000	\$1,975
\$390,000	\$2,025
\$400,000	\$2,075

Title Search Fee \$200 (only 7 acres of land or less)
Recording Deed \$27.00
E-Record fee \$3.85
Documentary Stamps (\$7.00 per Thousand of Purchase Price)
Closing Fee \$650.00 Each party Buyer & Seller
Municipal Lien Search (3rd Party Fee) \$150.00 (estimate)

****This does not include any tax prorrations, taxes due, or HOA Fees.****

Carolyn O'Brien
Escrow Officer

Stewart Title Company
1515 International Parkway, Suite 2001
Lake Mary, FL 32746
(407) 531-8985 main (407) 386-6071 fax
Carolyn.O'Brien@stewart.com

Executive Summary

PUBLIC AUCTION

'Estate Executor Ordered Sale'

9531 SEAGRAPE DR UNIT 406 DAVIE, FL 33324

Prime Auction Solutions has been retained to sell 9531 Seagrape Dr Unit 406 at a Public Online Auction closing Tuesday May 2, 2023 at 2:00 pm ET.

Welcome to Sabal Pine at Pine Island Ridge – this amazing 1,100+ sq ft golf course community condo was opened to be more spacious by removing the 3rd bedroom wall to expand the living & dining areas and offers incredible water & golf course views from the panoramic floor to ceiling windows. The spacious 2 bedrooms include updated baths, walk in closets, and ample storage space.

This community boasts amenities including multiple pools, weight room, sauna, steam room, tennis courts, basketball courts, kids park, and of course the stunning golf course!

Register and bid online for this rare Golf Community Condo opportunity.

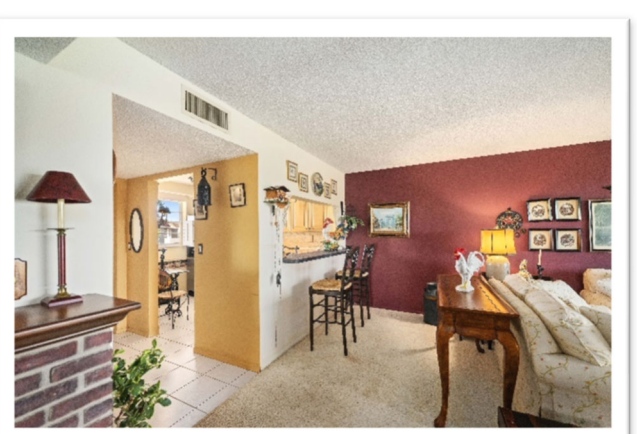
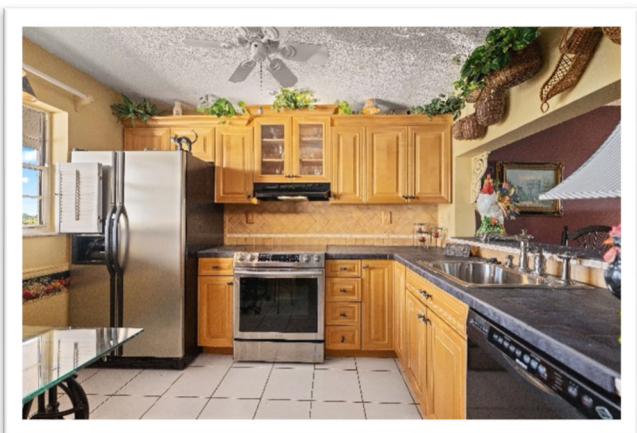
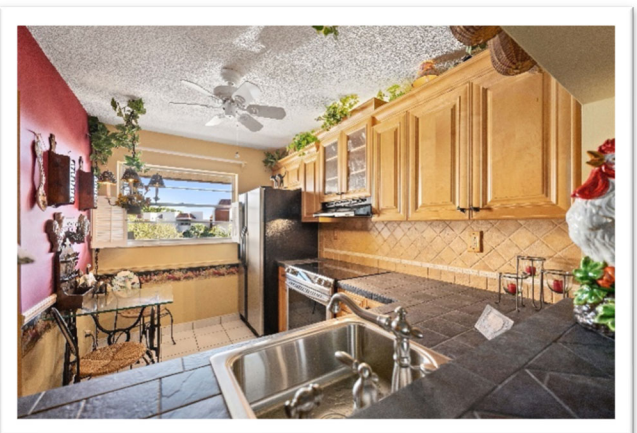
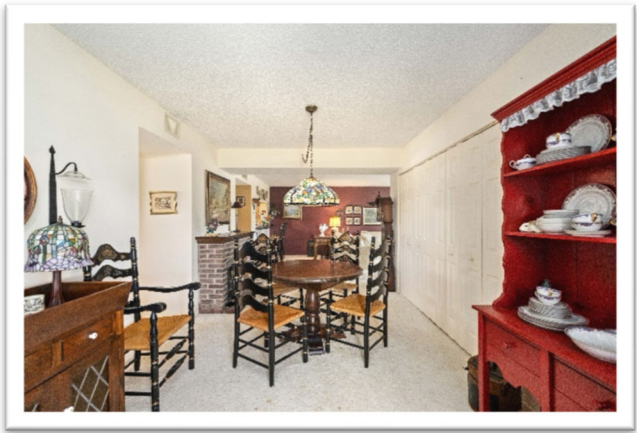
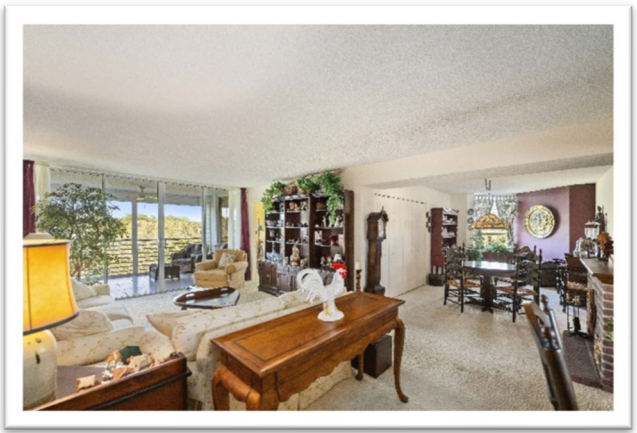
Property & Community Highlights

- 3 Bedrooms | 2 Bathrooms (One Bedroom wall has been removed)
- Top Floor Unit with Approximately 1,124 SF with Golf & Water Views
- County: Broward
- Golf Membership Fee: Not Required
- Stainless Steel Appliances
- Covered Sunroom
- Huge Sliding Door to Enclosed Balcony with Views
- Updated Bathrooms
- New Washer & Dryer
- 1 Dedicated Parking Space
- Dedicated Storage Unit
- Complex with Recently Updated Elevators
- Minimum Days to Lease: 180 days (twice per year)
- Condo Fees: \$561.47 per Month
- Community pool
- Gym
- Sauna
- Playground
- BBQ Area
- Tennis Court
- Golf & Pro Shop

Condo Documents have been provided online along with Sabal Condo Buyer Application, Sabal Palm Condo Declarations, Sabal Palm Condo Rules, 2023 Sabal Palm Budget, Auction Terms and Conditions, Contract Copy, Seller Disclosure, and Broker Participation Form. View these documents using the link here:

<https://www.dropbox.com/sh/megvv5e9tqrsu7q/AADwbNLWZCRqJ9bnBPHmdDSGa?dl=0>

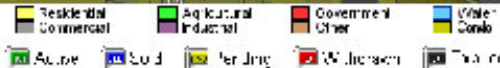
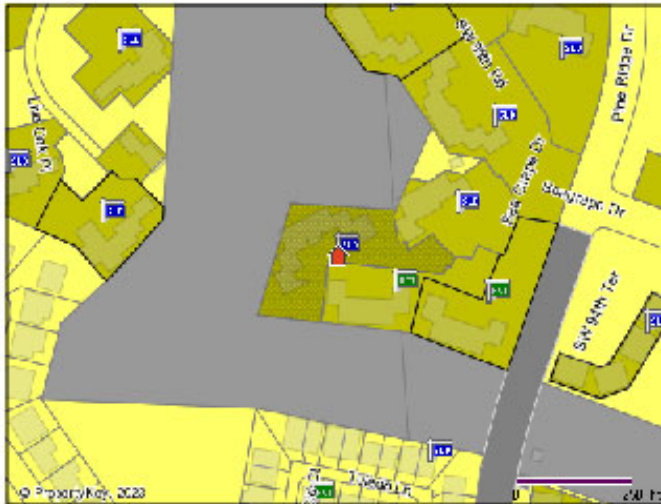
Online Only Auction, 10% Buyers Premium will be added to the final bid, to become the contract price. Property sold as-is, with no contingencies. 10% Deposit of contract price is due Auction Day, 30 days cash closing. Buyer pays all closing costs. Property sold as is where is, potential bidders should inspect the property prior to bidding. Not responsible for typographical errors and omission Notice: Information used for the advertising of this property may not be accurate as descriptions, measurements figures and drawings are approximate and have been compiled from non-verified sources. Photography online and in print may have been digitally enhanced. We ask that each Bidder conduct their own due diligence and are not to rely on any information provided by the auction company, its agents & subagents, the seller, or their representatives as Prime Auction Solutions and Keller Williams have not verified any of the information and are not responsible for any errors, typos, or omissions. Information contained herein are subject to change. If you come across any errors, please notify us immediately. Auction announcements take precedence over anything previously stated or printed.





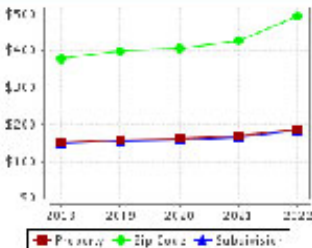
PROPERTY INFORMATION

PID # 5041-17-JG-0300
Property Type: Other/Unclassified
Property Address:
 9531 SEAGRAPE DR APT 406
 DAVIE, FL 33324-5982
Current Owner:
 LUCILLE CRONEN
Tax Mailing Address:
 19893 ALDERWOOD CIR
 BEND, OR 97702-2920
Use Code: 04 / CONDO
Total Land Area:
 0 acres / 0 sf
Land Areas:
 None Listed
Waterfront: No
Subdivision:
 CONDO 6 OF SABAL PALM CONDOS
Census Tract/Block: 070207 / 2004
Twn: 50E / **Rng:** 41S / **Sec:** 17
Block / Lot:
Latitude: 26.093464
Longitude: -80.275764
Legal Description:
 CONDO 6 OF SABAL PALM CONDOS OF ISLAND RIDGE UNIT 406 PER CDO BK/PG: 11327/490



VALUE INFORMATION

	2018	2019	2020	2021	2022 *
Building Value:	\$135,680	\$141,650	\$145,210	\$153,080	\$167,170
Ag Value:					
Land Value:	\$15,070	\$15,740	\$16,130	\$17,050	\$18,570
Just Market Value:	\$150,710	\$157,390	\$161,340	\$170,080	\$185,740
Percent Change:	- n/a -	4.43%	2.51%	5.42%	8.2%
Total Assessed Value:	\$75,500	\$76,900	\$78,650	\$79,700	\$82,180
Homestead Exemption:	YES	YES	YES	YES	YES
Total Exemptions:	\$50,500	\$50,500	\$50,500	\$50,500	\$50,500
Taxable Value:	\$25,000	\$26,400	\$28,150	\$29,200	\$31,680
Total Tax Amount:	\$867.61	\$908.15	\$934.38	\$956.31	\$994.81



Taxing District (s): 2412 - DAVIE

*Preliminary Values Collected From Florida DOR Preliminary NAL files, July-Aug 2022

SALES INFORMATION

Deed Type	Recorded Date	Price	Qualifiers
Rerecorded Deed Correction	03/31/2017	\$100	U1
Quit Claim Deed	03/19/2017	\$0	U2
Intra family Transfer & Dissolution	03/30/2005	\$0	U2
Intra family Transfer & Dissolution	04/04/2002	\$0	U2
Warranty Deed	08/31/2000	\$80,000	O3
DEED	11/01/1989	\$100	U1
Special Warranty Deed	12/01/1983	\$65,900	U1

Vacant/Improved Codes: V=Vacant, =mproved **Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Part
¹ NON MONETARY TRANSACTION, ² UNQUALIFIED NOT ARMS LENGTH TRANSACTION, ³ QUALIFIED

BUILDING INFORMATION

1 CONDO	Bedrooms 3	Bldg Area 1,124 sq	Year Built 1983 oct / 1984 e	Units 1
	Bathrooms 2.0	Living Area 1,124 sq	Stories 0	
Flooring	Roof Type	Roof Material	Exterior Fuel Heat	Interior Garage Pool
				No

SCHOOL DISTRICTS

School Name	Grades	Enrollment	School Rating	Distance
Fox Trail Elementary School	PK-05	1,111	A (2019/2020)	2.5 miles
Indian Ridge Middle School	06-08	1,896	A (2019/2020)	2.8 miles
Western High School	09-12	3,564	A (2019/2020)	11.1 miles

Source: National Center for Education Statistics, 9999 2022 ; Florida Dept of Education, 2019 2020

FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains	1201C0535H	06/18/2014

PROPERTY SUMMARY

Tax Year: 2023	Property Use: 04 - Condominium	Deputy Appraiser: Condo Department
Property ID: 504117JG0300	Millage Code: 2412	Appraisers Number: 954-357-6832
[REDACTED]	Adj. Bldg. S.F: 1124	Email: condoinfo@bcoa.net
Physical Address: 9531 SEA GRAPE DRIVE # 406 DAVIE, 33324-5982	Bldg Under Air S.F:	Zoning : PDD (County) - PLANNED DISTRICTS
	Effective Year: 1984	Abbr. Legal Des.: CONDO 6 OF SABAL PALM
	Year Built: 1983	CONDOS OF ISLAND RIDGE UNIT 406PER CDO
	Units/Beds/Baths: 1 / 3 / 2	BK/PG: 11327/490

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$18,570	\$167,170	0	\$185,740	\$185,740	
2022	\$18,570	\$167,170	0	\$185,740	\$82,180	\$994.81
2021	\$17,010	\$153,080	0	\$170,090	\$79,790	\$956.31

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$185,740	\$185,740	\$185,740	\$185,740
Portability	0	0	0	0
Assessed / SOH	\$185,740	\$185,740	\$185,740	\$185,740
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	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$185,740	\$185,740	\$185,740	\$185,740

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/31/2017	Rerecorded Deed Correction Non-Sale Title Change	\$100	114321435
03/09/2017	Quit Claim Deed Non-Sale Title Change	\$100	114265469
03/30/2005	Quit Claim Deed	\$100	39336 / 1095
08/07/2000	Warranty Deed	\$80,000	30812 / 129
11/01/1989	Deed	\$100	16964 / 295

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504117JG0040	03/04/2022	Warranty Deed	Qualified Sale	\$170,000	117995409	9531 SEA GRAPE DR #104 DAVIE, FL 33324
504117JG0120	05/11/2021	Warranty Deed	Disqualified Sale	\$125,000	117301105	9531 SEA GRAPE DR #204 DAVIE, FL 33324
504117JG0180	06/24/2020	Warranty Deed	Qualified Sale	\$179,000	116583863	9531 SEA GRAPE DR #302 DAVIE, FL 33324
504117JG0240	02/05/2020	Warranty Deed	Qualified Sale	\$195,000	116344715	9531 SEA GRAPE DR #308 DAVIE, FL 33324
504117JG0170	01/30/2020	Warranty Deed	Qualified Sale	\$204,000	116330775	9531 SEA GRAPE DR #301 DAVIE, FL 33324

SPECIAL ASSESSMENTS

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

SCHOOL

Fox Trail Elementary: A
 Indian Ridge Middle: B
 Western High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	5	Steve Geller	23	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
102	Michael Gottlieb	35	Lauren Book	Brenda Fam

Search By Parcel Id Search By Name Search By Address Help About

Marty Kiar Broward County Property Appraiser Florida

Layer List

- Highways
- Major Roads
- Twin-Ring-Sea
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Reval Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- House Number
- Aerials

Aerials 2022
No Sales
Select Description

Important Disclaimer

Property Information:

Site Address: 9531 SEA GRAPE DR 406 DAVIE FL 333245982

CONDO 6 OF SABAL PALM CONDOS OF ISLAND RIDGE UNIT 406 PER CDO BK/PG: 11327490

Milage Code: 2412
Use Code: 04
Land Value: \$ 18,570
Building Value: \$ 167,170
Other Value: 0
Total Value: \$ 185,740
SOH Capped Value: \$ 185,740
Homestead Exempt Amt: \$ 0
WVD Exempt Amt: \$ 0
Other Exempt Amt: \$ 0
Taxable Value: \$ 185,740
Sale Date 1: 03/31/2017
Sale Price 1: \$ 100
Deed Type 1: DRR
Sale Date 2: 03/09/2017
Sale Price 2: \$ 100
Deed Type 2: QCD

https://gisweb-adapters.bcpa.net/bcpawebmap_ex_new_web/bcpawebmap.aspx?FOLIO=504117JG0300

1/1

Via Google Maps

