



**Broward County
Top Tax Payers
2008 Tax Roll**

Rank	Name Line One	Name Line Two	Address Line One	Address Line Two	Address Line Three	Assessed Value	Total Taxes
1	FLORIDA POWER & LIGHT CO	FLORIDA POWER & LIGHT CO	PROPERTY TAX DEPARTMENT	P O BOX 14000	JUNO BEACH FL 33408-0420	\$1,132,481,281	\$23,111,981.55
2	BELLSOUTH TELECOMMUNICATIONS I	BELLSOUTH TELECOMMUNICATIONS I	DBA AT&T FLORIDA	675 W PEACHTREE ST RM 13-C60	ATLANTA GA 30308	\$446,106,052	\$9,041,956.79
3	SUNRISE MILLS LTD PRTRN	SUNRISE MILLS LTD PRTRN	% SIMON PROPERTY GROUP	PO BOX 6120	INDIANAPOLIS IN	\$318,071,080	\$8,158,999.90
4	DIPLOMAT PROPERTIES LTD PRTRN	DIPLOMAT PROPERTIES LTD PRTRN	% CHM	548 CABOT ST	BEVERLY MA	\$323,641,030	\$6,848,364.71
5	WCI COMMUNITIES INC	WCI COMMUNITIES INC	24301 WALDON CENTER DR	BONITA SPRINGS FL	34134	\$221,240,200	\$6,559,311.56
6	FLORIDA POWER & LIGHT CO	FLORIDA POWER & LIGHT CO	PROPERTY TAX DEPARTMENT	PO BOX 14000	JUNO BEACH FL 33408-0420	\$253,493,760	\$5,056,351.61
7	BF LAS OLAS LLC	BF LAS OLAS LLC	% BENTLEY FORBES	450 E LAS OLAS BLVD #740	FORT LAUDERDALE FL	\$158,241,490	\$3,311,720.12
8	FLORIDA POWER & LIGHT CO	FLORIDA POWER & LIGHT CO	ATTN:PROPERTY TAX DEPT-JLM	PO BOX 14000	JUNO BEACH FL	\$98,547,150	\$3,058,123.84
9	NORTHWESTERN MUTUAL LIFE INS C	NORTHWESTERN MUTUAL LIFE INS C	% LUBBOCK CORP-MARRIOTT'S HARBO	3030 HOLIDAY DR	FORT LAUDERDALE FL	\$141,050,990	\$2,805,260.36
10	WAL-MART STORES INC	WAL-MART STORES INC	% RE PROPERTY TAX DEPT	P O BOX 8050 MAILSTOP 0555	BENTONVILLE AR	\$117,351,440	\$2,713,466.24
11	FIFTH AVENUE PARTNERS LTD	FIFTH AVENUE PARTNERS LTD	% STILES CORPORATION	300 SE 2 ST 8TH FL	FORT LAUDERDALE FL	\$120,139,730	\$2,511,416.61
12	PEMBROKE LAKES MALL LTD	PEMBROKE LAKES MALL LTD	% PROPERTY TAX DEPT	110 N WACKER DR BSC 3-04	CHICAGO IL	\$103,004,000	\$2,404,689.39
13	SAWGRASS MILLS PHASE III LP	SAWGRASS MILLS PHASE III LP	% SIMON PROPERTY GROUP	PO BOX 6120	INDIANAPOLIS IN	\$86,172,580	\$2,236,193.23
14	KEYSTONE-FLORIDA PROPERTY HOLD	KEYSTONE-FLORIDA PROPERTY HOLD	% KRAVCO CO 234 MALL BLVD	PO BOX 1528	KING OF PRUSSIA PA	\$99,895,370	\$2,058,857.61
15	PALM VACATION GROUP	PALM VACATION GROUP	% SIVORY GRAY	5259 COCONUT CREEK PKWY	MARGATE FL	\$102,500,070	\$2,024,765.20
16	BROWARD MALL LLC	BROWARD MALL LLC		PO BOX 130940	CARLSBAD CA	\$99,581,570	\$1,992,612.19
17	SUNBEAM DEV CORP	SUNBEAM DEV CORP	1401 79 ST CAUSEWAY	MIAMI FL	33141	\$92,928,610	\$1,983,973.62
18	CORAL-CS/LTD ASSOC	CORAL-CS/LTD ASSOC	ATTN:PROPERTY TAX DEPARTMENT	PO BOX 6120	INDIANAPOLIS IN	\$100,151,100	\$1,981,814.79
19	SOUTHERN BELL TEL & TEL CO	SOUTHERN BELL TEL & TEL CO	TAX ADMIN OFF % BELL SOUTH COR	1155 PEACHTREE ST NE RM 15H08	ATLANTA GA	\$86,481,300	\$1,948,367.91
20	COCOWALK DEV INC	COCOWALK DEV INC	% DAILY MANAGEMENT	16461 RACQUET CLUB ROAD	WESTON FL	\$96,546,700	\$1,933,450.15
21	FL GRANDE LLC	FL GRANDE LLC	% WHM LLC	PO BOX 396	BOCA RATON FL	\$94,956,000	\$1,924,352.27
22	SUNBEAM PROPERTIES INC	SUNBEAM PROPERTIES INC	PO BOX 610727	NORTH MIAMI FL	33261-0727	\$87,061,690	\$1,876,089.38
23	11700 SOUTHWEST 26 ST APARTMEN	11700 SOUTHWEST 26 ST APARTMEN	INVESTORS LLC	242 TRUMBULL ST 4 FLR	HARTFORD CT	\$87,040,000	\$1,865,844.75
24	SUNRISE HARBOUR MULTIFAMILY IN	SUNRISE HARBOUR MULTIFAMILY IN		PO BOX 262315	TAMPA FL	\$91,823,140	\$1,858,345.78
25	GULFSTREAM PARK RACING ASSOC I	GULFSTREAM PARK RACING ASSOC I	EXECUTIVE OFFICES	901 S FEDERAL HWY	HALLANDALE BEACH FL	\$91,816,690	\$1,852,752.70
26	CASE,RICHARD J & RITA M	CASE,RICHARD J & RITA M	949 HILLSBORO MILE	HILLSBORO BEACH FL	33062	\$87,786,140	\$1,848,567.51
27	MARRIOTT OWNERSHIP RESORTS INC	MARRIOTT OWNERSHIP RESORTS INC	ATTN: PROPERTY TAX	6649 WESTWOOD BLVD #500	ORLANDO FL	\$76,989,910	\$1,612,775.84
28	2301 SE 17 ST LTD	2301 SE 17 ST LTD	% PIER 66 HOTEL & MARINA	PO BOX 396	BOCA RATON FL	\$76,907,180	\$1,595,300.09
29	HVP PEMBROKE PINES PHASE III L	HVP PEMBROKE PINES PHASE III L	% WATERTON ASSOC	30 S WACKER DR #3600	CHICAGO IL	\$69,685,510	\$1,589,659.84
30	WHEELABRATOR SOUTH BROWARD INC	WHEELABRATOR SOUTH BROWARD INC	% WASTE MANAGEMENT	PO BOX 1450	CHICAGO IL 60690-1450	\$79,441,176	\$1,574,079.24
31	N/S SAWGRASS OFFICE	N/S SAWGRASS OFFICE	ASSOCIATES LLC	300 SE 2 ST	FORT LAUDERDALE FL	\$73,607,540	\$1,551,428.26
32	SUNBEAM PROPERTIES	SUNBEAM PROPERTIES	PO BOX 610727	NORTH MIAMI FL	33261-0727	\$70,798,310	\$1,544,120.19
33	CITY NATIONAL BANK OF FL TRSTE	CITY NATIONAL BANK OF FL TRSTE	% EQR TAX DEPT	PO BOX 87407	CHICAGO IL	\$69,922,300	\$1,514,444.50
34	GENESIS CAPITAL PARTNERS IX LT	GENESIS CAPITAL PARTNERS IX LT	12750 MERIT DR SUITE 1175	DALLAS TX	75251	\$70,704,600	\$1,514,068.84
35	EQUITY ONE LLC	EQUITY ONE LLC	1550 NE MIAMI GARDENS DR STE 2	MIAMI FL	33179	\$70,224,610	\$1,511,776.74
36	WAL-MART STORES EAST LP	WAL-MART STORES EAST LP	% RE PROPERTY TAX DEPT	P O BOX 8050 MAILSTOP 0555	BENTONVILLE AR	\$65,694,330	\$1,497,388.25
37	DB AVENTINE LLC	DB AVENTINE LLC	1345 AVE OF THE AMERICAS 46 FL	NEW YORK NY	10105	\$69,982,610	\$1,483,651.53
38	AT&T MOBILITY LLC	AT&T MOBILITY LLC	PO BOX 97061	REDMOND WA 98073-9761		\$70,737,013	\$1,472,124.76
39	SUNBEAM DEVELOPMENT CORP	SUNBEAM DEVELOPMENT CORP	1401 79 ST CAUSEWAY	MIAMI FL	33141	\$67,711,940	\$1,445,116.96
40	SENECA INDUSTRIAL HOLDINGS LLC	SENECA INDUSTRIAL HOLDINGS LLC		C/O KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD	\$61,056,380	\$1,432,181.23
41	OCEAN MARINE YACHT CLUB LLC %	OCEAN MARINE YACHT CLUB LLC %	FIFIELD REALTY CORP	550 W ADAMS ST #200	CHICAGO IL	\$71,174,740	\$1,431,824.56
42	BERKLEY VACATION RESORTS INC	BERKLEY VACATION RESORTS INC	% DAILY MANAGEMENT	16461 RACQUET CLUB ROAD	WESTON FL	\$70,741,220	\$1,400,401.22
43	MOBIL OIL CORP	MOBIL OIL CORP	PROPERTY TAX DIVISION	PO BOX 4973	HOUSTON TX	\$66,300,100	\$1,400,165.69
44	LAUDERDALE RIVER INC	LAUDERDALE RIVER INC	% INVESCO REALTY ADVISORS	13155 NOEL ROAD	DALLAS TX	\$65,100,960	\$1,388,020.28
45	DESIGN CENTER OF THE AMERICAS	DESIGN CENTER OF THE AMERICAS	%COHEN BROTHERS REALTY	750 LEXINGTON AVE 29 FLR	NEW YORK NY	\$66,018,520	\$1,368,189.07
46	EL-AD SAN MICHELE LLC	EL-AD SAN MICHELE LLC	1301 INTERNATIONAL PKWY STE 20	SUNRISE FL	33323	\$60,795,770	\$1,340,709.24
47	PUBLIX SUPER MARKETS INC	PUBLIX SUPER MARKETS INC	ATTN: REAL EST TAX DEPT	PO BOX 407	LAKELAND FL	\$63,373,260	\$1,335,742.24



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48	CITY NAT'L BANK OF FL TRSTEE	CITY NAT'L BANK OF FL TRSTEE	%EQR - TAX DEPARTMENT	PO BOX 87407	CHICAGO IL	\$48,305,380	\$1,327,816.68
49	MOTOROLA INC	MOTOROLA INC	%TAX DEPT	1303 E ALGONQUIN RD	SCHAUMBURG IL	\$66,970,290	\$1,320,249.54
50	WAL-MART STORES EAST INC	WAL-MART STORES EAST INC	% RE PROPERTY TAX DEPT	P O BOX 8050 MAILSTOP 0555	BENTONVILLE AR	\$51,249,240	\$1,315,016.86
51	SUMMIT PROPERTIES PRTRNR LP	SUMMIT PROPERTIES PRTRNR LP	% E PROPERTY TAX DEPT 112	PO BOX 638	ADDISON TX	\$62,652,890	\$1,308,801.10
52	PUBLIX SUPER MARKETS INC	PUBLIX SUPER MARKETS INC	% EXPENSE PAYABLES LEASE TEAM	PO BOX 32025	LAKELAND FL	\$59,653,670	\$1,307,889.63
53	WHEELABRATOR NORTH BROWARD INC	WHEELABRATOR NORTH BROWARD INC	2600 NW 48 ST	POMPANO BEACH FL 33073		\$63,345,084	\$1,295,540.01
54	BONAVENTURE HOTEL ASSOC LTD	BONAVENTURE HOTEL ASSOC LTD	12000 BISCAYNE BLVD #810	MIAMI FL	33181	\$56,688,350	\$1,275,391.91
55	NEWS & SUN SENTINEL	NEWS & SUN SENTINEL	% SUN SENTINEL COMPANY	200 EAST LAS OLAS BLVD		\$61,113,527	\$1,269,407.41
56	CFT PROPERTIES LTD	CFT PROPERTIES LTD	% COLONIAL PROPERTIES TR	PO BOX 11687	BIRMINGHAM AL	\$59,401,970	\$1,265,151.71
57	INLAND SOUTHEAST FOUNTAINS LLC	INLAND SOUTHEAST FOUNTAINS LLC	% DDR PROPERTY TAX	3300 ENTERPRISE PKWY	BEACHWOOD OH	\$62,977,320	\$1,262,641.80
58	WESTFORK TOWER LLC	WESTFORK TOWER LLC	% TERRANOVA CORPORATION	801 ARTHUR GODFREY ROAD #600	MIAMI BEACH FL	\$55,180,630	\$1,255,060.14
59	KAN AM PLANTATION EXPRESS LP	KAN AM PLANTATION EXPRESS LP	MESSETURM 46 FLR	*FRANKFURT DE	GERMANY 60308	\$62,665,000	\$1,254,724.96
60	MOTIVA ENTERPRISES LLC	MOTIVA ENTERPRISES LLC	% SHELL OIL CO/PROP TAX DEPT	910 LOUISIANA	HOUSTON TX	\$58,881,170	\$1,249,645.27
61	EQR-SWN LINE FINANCING LIMITED	EQR-SWN LINE FINANCING LIMITED	EQR-WINSTON LLC	2 N RIVERSIDE PLAZA SUITE 400	CHICAGO IL	\$55,469,920	\$1,212,188.48
62	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE	% CITY TREASURER	100 N ANDREWS AVE	FORT LAUDERDALE FL	\$56,149,640	\$1,199,853.96
63	RAYMAN SUTTON PLACE TRUST	RAYMAN SUTTON PLACE TRUST	% DENNIS J PIERRO	47 W210 ROUTE 30		\$51,230,050	\$1,198,823.05
64	ONE FINANCIAL CENTER LTD	ONE FINANCIAL CENTER LTD	% ONE FINANCIAL PLAZA #102	PO BOX 15697	PLANTATION FL	\$55,172,650	\$1,181,602.25
65	BELLSOUTH TELECOMMUNICATIONS I	BELLSOUTH TELECOMMUNICATIONS I	DBA AT&T FLORIDA	675 W PEACHTREE STRM 13-C60	ATLANTA GA 30308	\$59,765,632	\$1,178,626.09
66	MERIDIAN BUSINESS CAMPUS INVES	MERIDIAN BUSINESS CAMPUS INVES	% DELOITTE & TOUCHE LLP	PO BOX 130156	CARLSBAD CA	\$50,099,320	\$1,177,528.33
67	PRUDENTIAL INSURANCE CO OF AME	PRUDENTIAL INSURANCE CO OF AME	% THOMSON PROP TAX SERVICES	1000 S PINE ISLAND RD STE 330	PLANTATION FL	\$50,070,620	\$1,167,538.18
68	T-MOBILE SOUTH LLC	T-MOBILE SOUTH LLC	% TAX DEPT	12920 SE 38 ST	BELLEUEVE WA 98006	\$56,355,349	\$1,137,631.51
69	DBSI ST TOWER LLC &	DBSI ST TOWER LLC &	ATLANTIC-ST TOWER LLC ETAL	12426 W EXPLORER DR #100 %DDRS	BOISE ID	\$53,696,060	\$1,130,241.36
70	KTR SOUTH FLORIDA LLC	KTR SOUTH FLORIDA LLC	% THOMSON TAX & ACCOUNTING	PO BOX 58460	PHILADELPHIA PA	\$51,869,440	\$1,126,993.36
71	PRISA ACQUISITION LLC	PRISA ACQUISITION LLC	TWO RAVINIA DR STE 400	ATLANTA GA	30346	\$50,320,280	\$1,126,112.52
72	NEW YORK LIFE INSURANCE CO &	NEW YORK LIFE INSURANCE CO &	CABOT EAST BROWARD I LLC ET AL	100 SUMMER ST 23 FL	BOSTON MA	\$52,670,960	\$1,118,092.64
73	FMC LAND TR #1001	FMC LAND TR #1001	SILVER,R B TRSTEE % CPAC	PO BOX 92129	SOUTHLAKE TX	\$40,686,230	\$1,106,440.27
74	MGI FLAMINGO PALMS LTD PRTRNR	MGI FLAMINGO PALMS LTD PRTRNR	% MARVIN F POER & COMPANY	13155 NOEL ROAD STE 500	DALLAS TX	\$50,215,900	\$1,105,864.68
75	BROWARD MULTIFAMILY VENTURES L	BROWARD MULTIFAMILY VENTURES L	1680 MICHIGAN AVE 8 FL	MIAMI BEACH FL	33139	\$52,070,420	\$1,105,564.15
76	URBANA PELICAN GRAND I LLC	URBANA PELICAN GRAND I LLC	1420 PEACHTREE ST NE #250	ATLANTA GA	30309	\$54,317,020	\$1,090,345.92
77	NEW BOSTON ATLANTTECH	NEW BOSTON ATLANTTECH	LIMITED PARTNERSHIP	60 STATE ST STE 1500	BOSTON MA	\$53,592,500	\$1,083,083.98
78	WRI/PEMBROKE LTD	WRI/PEMBROKE LTD	% WEINGARTEN NOSTAT INC	2600 CITADEL PLAZA DR		\$44,103,460	\$1,073,532.79
79	SUMMIT PROPERTIES PARTNERSHIP	SUMMIT PROPERTIES PARTNERSHIP	% EPROPERTYTAX DEPT 112	PO BOX 638	ADDISON TX	\$54,253,130	\$1,065,841.86
80	TOWN OF DAVIE	TOWN OF DAVIE	6591 ORANGE DR	DAVIE FL	33314	\$1,333,930	\$1,060,875.87
81	FELCOR/CSS HOLDING L P	FELCOR/CSS HOLDING L P	% FELCOR LODGING TR INC	545 E JOHN CARPENTER FRWY #130	IRVING TX	\$52,605,960	\$1,059,928.62
82	BIT INVESTMENT TWENTY-FIVE LLC	BIT INVESTMENT TWENTY-FIVE LLC	2 HOPKINS PLAZA STE 804	BALTIMORE MD	21201	\$53,739,700	\$1,056,290.03
83	TAPLIN FALLS LTD	TAPLIN FALLS LTD	13651 NW 4 ST	PEMBROKE PINES FL	33028-2224	\$47,758,240	\$1,055,338.32
84	CP DEERFIELD LLC	CP DEERFIELD LLC	3850 HOLLYWOOD BLVD #400	HOLLYWOOD FL	33021	\$47,443,300	\$1,050,753.30
85	MHI/CARLYLE SIAN OWNER I LLC	MHI/CARLYLE SIAN OWNER I LLC	ATTN:ANDREW M SIMS	4801 COURTHOUSE ST STE 201	WILLIAMSBURG VA	\$50,208,990	\$1,048,785.45
86	MOTOROLA INC	MOTOROLA INC		9001 AIRPORT FWY STE 700	FORT WORTH TX 76180	\$53,188,292	\$1,042,354.08
87	WESTON APARTMENTS CORP	WESTON APARTMENTS CORP	7 CORPORATE PLAZA	NEWPORT BEACH CA	92660-7904	\$44,137,660	\$1,038,273.16
88	RLA MARQUESA LLC	RLA MARQUESA LLC	315 S BISCAYNE BLVD STE 300	MIAMI FL	33131	\$48,902,250	\$1,029,358.43
89	CASTILLO GRAND L L C	CASTILLO GRAND L L C	1500 N FEDERAL HWY STE 200	FORT LAUDERDALE FL	33304	\$48,166,960	\$1,013,450.34
90	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE	% FT LAUD EXECUTIVE AIRPORT	6000 NW 21 AVE	FORT LAUDERDALE FL	\$48,243,530	\$1,004,481.30
91	FLA POWER & LIGHT CO	FLA POWER & LIGHT CO	ATTN:PROPERTY TAX DEPT-JLM	PO BOX 14000	JUNO BEACH FL	\$44,021,170	\$1,001,235.84
92	KNICKERBOCKER PROPERTIES INC	KNICKERBOCKER PROPERTIES INC	XXXVI-% INVESCO RLTY ADVISORS	13155 NOEL ROAD STE 500	DALLAS TX	\$50,277,720	\$998,602.81
93	ADVANCE BUSINESS ASSOC	ADVANCE BUSINESS ASSOC	6701 N HIATUS RD	TAMARAC FL	33321	\$42,588,370	\$995,262.90
94	TREA WESTON LLC	TREA WESTON LLC	%TEACHERS INS & ANNUITY ASSOC	730 THIRD AVE		\$46,167,550	\$989,185.53



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95	WILSON HOLLYWOOD SHOWROOM LLC	WILSON HOLLYWOOD SHOWROOM LLC	% TTA/EPROPERTY TAX DEPT 207	PO BOX 4900	SCOTTSDALE AZ	\$45,359,980	\$987,756.22
96	A1A TRADER LLC	A1A TRADER LLC	591 W PUTNAM AVE	GREENWICH CT	6830	\$45,528,870	\$983,671.54
97	WRI FLAMINGO PINES LLC	WRI FLAMINGO PINES LLC	2600 CITADEL PLAZA DR	HOUSTON TX	77008	\$40,722,240	\$982,528.35
98	CENTURY NATL BANK OF FT LAUD	CENTURY NATL BANK OF FT LAUD	% SUNTRUST CORP REAL ESTATE	919 E MAIN ST 14 FL	RICHMOND VA	\$45,253,660	\$978,572.49
99	ASSOCIATED GROCERS OF	ASSOCIATED GROCERS OF	FLORIDA INC	1141 SW 12 AVE	POMPANO BEACH FL	\$48,057,300	\$977,245.74
100	WCI COMMUNITIES INC	WCI COMMUNITIES INC	24301 WALDEN CENTER DR	BONITA SPRINGS FL	34134	\$49,946,300	\$976,179.26
101	SEA GARDENS BEACH & TENNIS RSR	SEA GARDENS BEACH & TENNIS RSR	% SIVORY GRAY	5259 COCONUT CREEK PKWY	MARGATE FL	\$49,003,560	\$971,657.96
102	HILLSBORO BAY PARTNERS LLC	HILLSBORO BAY PARTNERS LLC	% LARAMAR GROUP LLC/TAX DEPT 1	PO BOX 4900		\$45,100,500	\$969,876.54
103	17070 COLLINS AVE SHOPPING CTR	17070 COLLINS AVE SHOPPING CTR	R K HALLANDALE LIMITED PRTRNSH	17100 COLLINS AVE STE 225	SUNNY ISLES FL	\$42,720,650	\$963,270.48
104	BANK OF AMERICA	BANK OF AMERICA	% CORP REAL ESTATE ASSMT	101 N TRYON ST NC1-001-03-81	CHARLOTTE NC	\$45,236,830	\$958,007.53
105	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE	% CITY TREASURER	6000 NW 21 AVE	FORT LAUDERDALE FL	\$43,579,070	\$956,489.85
106	CDR PRESIDENTIAL LLC	CDR PRESIDENTIAL LLC	2424 N FEDERAL HWY STE 159	BOCA RATON FL	33431	\$44,500,000	\$954,212.80
107	METROPOLITAN LIFE INSURANCE CO	METROPOLITAN LIFE INSURANCE CO	101 E KENNEDY BLVD STE 2330	TAMPA FL	33602-5179	\$42,999,210	\$953,840.69
108	VV USA CITY	VV USA CITY	% INVESCO RE GERMANY LP	1166 SIXTH AVE	NEW YORK NY	\$44,701,890	\$952,892.53
109	FELCOR/CSS HOLDINGS L P	FELCOR/CSS HOLDINGS L P	% FELCOR LODGING TR INC	545 E JOHN CARPENTER FRWY #130	IRVING TX	\$44,284,150	\$952,093.79
110	CP PEMBROKE PINES LLC	CP PEMBROKE PINES LLC	3850 HOLLYWOOD BLVD #400	HOLLYWOOD FL	33021	\$40,997,370	\$951,721.35
111	TMW WELTFONDS 1500 CONCORD	TMW WELTFONDS 1500 CONCORD	TERRANCE LP	2 RAVINIA DR #400	ATLANTA GA	\$44,316,280	\$938,918.73
112	SAP II LLC	SAP II LLC	% WINDSOR AT MIRAMAR	125 HIGH ST TWR 27TH FLR	BOSTON MA	\$42,927,130	\$936,449.94
113	LAS OLAS RIVERSIDE HOTEL CO	LAS OLAS RIVERSIDE HOTEL CO	600 SE 4 ST	FORT LAUDERDALE FL	33301-2215	\$44,459,990	\$917,720.56
114	LAND TR	LAND TR	CITY NATIONAL BANK OF FL TRSTE	215 N FEDERAL HWY	BOCA RATON FL	\$41,143,430	\$916,244.61
115	THOR GALLERY AT BEACH PLACE LL	THOR GALLERY AT BEACH PLACE LL	% DELOITTE ATTN: K FAHEY	17 S ATLANTIC BLVD	FORT LAUDERDALE FL	\$41,927,240	\$906,962.16
116	PEMBROKE COVE LLC	PEMBROKE COVE LLC	5835 BLUE LAGOON DR	MIAMI FL	33126	\$42,000,000	\$906,428.66
117	SAWGRASS LAKES CENTER LLC	SAWGRASS LAKES CENTER LLC	C/O INVESCO REAL ESTATES		13155 NOEL ROAD #500	\$42,702,590	\$905,174.85
118	TRI-COUNTY PLAZA ASSOC LTD	TRI-COUNTY PLAZA ASSOC LTD	% TURNBERRY ASSOCIATES	1972 S UNIVERSITY DR 2 FL	DAVIE FL	\$40,836,050	\$902,628.68
119	GATEWAY WINDSOR INC	% EPROPERTAY TAX INC DEPT #207		PO BOX 4900	SCOTTSDALE AZ	\$45,622,460	\$897,121.54
120	FAIRFIELD PIER CLUB LLC	FAIRFIELD PIER CLUB LLC	5510 MOREHOUSE DR STE 200	SAN DIEGO CA	92121	\$39,788,530	\$894,753.50
121	COMCAST OF GREATER FL GA	COMCAST OF GREATER FL GA	TAX DEPT.	ONE COMCAST CENTER	PHILADELPHIA PA 19103-2838	\$44,980,754	\$894,206.58
122	WESTVIEW RESORTS CORP	WESTVIEW RESORTS CORP	% DAILY MANAGEMENT	16461 RACQUET CLUB ROAD	WESTON FL	\$44,299,700	\$893,969.90
123	TRICONY CFC LLC	TRICONY CFC LLC	313 1/2 WORTH AVE SUITE B-1	PALM BEACH FL	33480	\$42,594,370	\$890,424.10
124	PARK CENTRAL INDUSTRIAL	PARK CENTRAL INDUSTRIAL	% PREMIER ASSET MANAGEMENT INC	2100 PARK CENTRAL BLVD STE 900	POMPANO BEACH FL	\$42,436,530	\$889,869.74
125	EQUITY ONE INC	EQUITY ONE INC		1600 NE MIAMI GARDENS DR	N MIAMI BEACH FL	\$38,932,610	\$878,697.21
126	PRIMECO DBA VERIZON WIRELESS	PRIMECO DBA VERIZON WIRELESS	PO BOX 7028	BEDMINSTER NJ 07921-7028		\$44,329,393	\$878,393.96
127	CAPRI HOTEL LLC	CAPRI HOTEL LLC	515 E LAS OLAS BLVD #1050	FORT LAUDERDALE FL	33301	\$42,628,830	\$877,015.74
128	PPI INC	PPI INC	C/O PROPERTY TAX SERVICE CO	PO BOX 543185	DALLAS TX	\$41,060,540	\$872,646.10
129	ORCHID GROVE LLC	ORCHID GROVE LLC	% ALBERT PIAZZA	5555 ANGLERS AVE SUITE 1-A	FORT LAUDERDALE FL	\$23,405,750	\$872,213.46
130	STANDARD PACIFIC OF S FLORIDA	STANDARD PACIFIC OF S FLORIDA	9900 SW 107 AVE	MIAMI FL	33176	\$17,890,470	\$872,001.07
131	SELCO SERVICE CORP	SELCO SERVICE CORP	% CITRIX SYSTEMS INC-TAX DEPT	851 W CYPRESS CREEK ROAD #6	FORT LAUDERDALE FL	\$41,248,980	\$867,420.25
132	T-C CYPRESS PARK WEST LLC	T-C CYPRESS PARK WEST LLC	730 3 AVE	NEW YORK NY	10017-3206	\$41,476,830	\$866,650.25
133	GULFSTREAM RACING & CASINO	GULFSTREAM RACING & CASINO		% GULFSTREAM PK RACING ASSOC	901 S FEDERAL HWY	\$43,396,772	\$865,266.54
134	SUNRISE AG PARKLAND COMMONS LL	SUNRISE AG PARKLAND COMMONS LL	7902 WESTPARK DR	MCLEAN VA	22102	\$42,475,000	\$858,601.22
135	OCEAN RANCH VACATION GRP	OCEAN RANCH VACATION GRP	ATT: SIVORY GRAY	5259 COCONUT CREEK PKWY	MARGATE FL	\$42,245,130	\$853,919.32
136	LAGO MAR PROP INC	LAGO MAR PROP INC	GORE,G H TR	1700 S OCEAN LANE	FORT LAUDERDALE FL	\$41,237,580	\$847,805.06
137	DISTRIBUTION FUNDING INC	DISTRIBUTION FUNDING INC	% THOMSON PROP TAX SERVICES	1000 S PINE ISLAND RD STE 330	PLANTATION FL	\$39,534,090	\$846,779.88
138	PARROTS LANDING FL PHASE I LLC	PARROTS LANDING FL PHASE I LLC	% PRINCIPAL R/E INVESTORS LLC	801 GRAND AVE	DES MOINES IA	\$32,781,000	\$842,502.47
139	FAIRLAKE AT WESTON L P	FAIRLAKE AT WESTON L P	% MARVIN POER & CO	1701 W HILLSBORO BLVD STE 308	DEERFIELD BEACH FL	\$33,087,050	\$840,291.32
140	NORTHWESTERN MUTUAL LIFE INS C	NORTHWESTERN MUTUAL LIFE INS C	% AD VALOREM TAX UNIT N-15-NE	720 E WISCONSIN AVE	MILWAUKEE WI	\$39,953,300	\$838,003.08
141	EL-AD SAN MICHELE II LLC	EL-AD SAN MICHELE II LLC	1301 INTERNATIONAL PKWY STE 20	SUNRISE FL	33323	\$37,203,080	\$837,001.15



**Broward County
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Rank	Name Line One	Name Line Two	Address Line One	Address Line Two	Address Line Three	Assessed Value	Total Taxes
142	SG FOREST TRACE SPE LLC	SG FOREST TRACE SPE LLC	50 PUBLIC SQUARE TRML TWR #136	CLEVELAND OH	44113	\$38,426,920	\$835,603.81
143	CA NEW PLAN ASSET PRTRN I LP	CA NEW PLAN ASSET PRTRN I LP	% EPROPERTY TAX DEPT 124	PO BOX 4900	SCOTTSDALE AZ	\$32,218,130	\$832,723.37
144	DAEJAN INVERRARY GARDENS LLC	DAEJAN INVERRARY GARDENS LLC	6111 BROKENSOUND PKWY NW #150	BOCA RATON FL	33487	\$32,918,410	\$832,647.98
145	ERP OPERATING LP	ERP OPERATING LP	PO BOX 87407	CHICAGO IL	60680	\$38,312,800	\$826,761.29
146	ESTATES OF SWAN LAKE CORP	ESTATES OF SWAN LAKE CORP	1250 E HLNDL BCH BLVD STE 300	HALLANDALE BEACH FL	33009	\$46,895,500	\$826,733.01
147	NORTHWEST REGIONAL HOSP INC	NORTHWEST REGIONAL HOSP INC	ATT: TAX DEPARTMENT 30995	PO BOX 1504	NASHVILLE TN	\$35,938,430	\$826,210.52
148	CITY NAT'L BANK OF FL TRSTEE	CITY NAT'L BANK OF FL TRSTEE	C/O EQR-R E TAX DEPT	PO BOX 87407 (35348)	CHICAGO IL	\$37,377,660	\$823,047.42
149	NEW PARK TOWER LLC	NEW PARK TOWER LLC	4890 SW 85 ST	MIAMI FL	33143	\$37,886,400	\$810,991.08
150	WATSON'S	WATSON'S	311 BONNIE CIRCLE	CORONA CA 92880		\$39,638,479	\$809,592.16
151	COMCAST OF FLORIDA	COMCAST OF FLORIDA	TAX DEPT.	ONE COMCAST CENTER	PHILADELPHIA PA 19103-2838	\$39,371,558	\$808,028.96
152	FOREST POINTE 372 LLC	FOREST POINTE 372 LLC	1200 PONCE DE LEON BLVD 1 FLR	CORAL GABLES FL	33134	\$38,337,750	\$802,713.66
153	MIG/PINES DEVELOPMENT LTD	MIG/PINES DEVELOPMENT LTD	5025 SWETLAND CT	RICHMOND HEIGHTS OH	44143	\$35,990,200	\$801,969.82
154	IRT PROPERTY CO	IRT PROPERTY CO	% BARBARA MILLER/EQUITY ONE IN	1600 NE MIAMI GDNS DR	NORTH MIAMI BEACH FL	\$35,283,370	\$801,365.50
155	A1A CLIPPER LLC	A1A CLIPPER LLC	591 W PUTNAM AVE	GREENWICH CT	6830	\$36,924,510	\$793,959.29
156	US BANCORP EQUIPT FINANCE GROU	US BANCORP EQUIPT FINANCE GROU	ATTN PROPERTY TAX DEPT	1310 MADRID STREET STE 100	MARSHALL MN 56258	\$39,466,125	\$792,288.69
157	AD PEMBROKE LAND COMPANY LLC	AD PEMBROKE LAND COMPANY LLC	AD PEMBROKE LAND COMPANY LLC	4700 MILLENIA BLVD STE 380	ORLANDO FL	\$33,881,410	\$791,028.84
158	S/OP ASSOCIATES LTD & THIRD	S/OP ASSOCIATES LTD & THIRD	AVE ASSOC LTD % STILES CORP	300 SE 2 ST 8TH FL	FORT LAUDERDALE FL	\$36,149,920	\$790,763.26
159	POMPANO INDUSTRIAL CENTER INC	POMPANO INDUSTRIAL CENTER INC	% THREE GALLERIA TOWER #500	13155 NOEL ROAD	DALLAS TX	\$37,826,330	\$787,687.61
160	CITY NAT'L BANK OF FL TRSTEE	CITY NAT'L BANK OF FL TRSTEE	% EQR - TAX DEPARTMENT	PO BOX 87407	CHICAGO IL	\$28,722,080	\$787,043.74
161	WEINGARTEN NOSTAT INC	WEINGARTEN NOSTAT INC	2600 CITADEL PLAZA DR	HOUSTON TX	77008	\$35,153,890	\$786,955.35
162	LOWES HOME CENTERS INC	LOWES HOME CENTERS INC	% ATTN TAX DEPARTMENT 1ETA	PO BOX 1000	MOORESVILLE NC	\$32,239,190	\$783,645.01
163	SOMERSET PHASE IV & PHASE V LL	SOMERSET PHASE IV & PHASE V LL	2690-2770 SOMERSET DR	LAUDERDALE LAKES FL	33311	\$30,832,750	\$777,658.81
164	VERANDA CONDOMINIUM I	VERANDA CONDOMINIUM I	PO BOX 15697	PLANTATION FL	33318	\$38,708,410	\$773,326.85
165	SNOWBIRDLAND VISTAS INC	SNOWBIRDLAND VISTAS INC	SNOWBIRDLAND VISTAS INC	DBA COLONIES OF MARGATE	TWO N RIVERSIDE PLAZA STE 800	\$27,654,600	\$770,394.52
166	WESTON TC LTD	WESTON TC LTD	1400 N PROVIDENCE RD B-1 STE 4	MEDIA PA	19063	\$36,775,650	\$766,154.33
167	TEACHERS INSURANCE &	TEACHERS INSURANCE &	% NATIONAL TAX SEARCH	303 E WACKER DR #850	CHICAGO IL	\$38,273,620	\$766,119.77
168	MIRAMAR INVESTORS LLC	MIRAMAR INVESTORS LLC	1836 W 23 ST	MIAMI BEACH FL	33140	\$36,000,000	\$764,758.40
169	FAIRFIELD PEMBROKE VILLAGE	FAIRFIELD PEMBROKE VILLAGE	LLC	5510 MOREHOUSE DR #200	SAN DIEGO CA	\$32,626,180	\$763,388.54
170	CITY NATIONAL BANK OF FLORIDA	CITY NATIONAL BANK OF FLORIDA	RE:TAX DEPT	PO BOX 87407 (35395)	CHICAGO IL	\$34,320,500	\$761,898.14
171	CYPRESS CREEK ASSOC LTD PRTRN	CYPRESS CREEK ASSOC LTD PRTRN	% KIMCO REALTY CORPORATION	3333 NEW HYDE PARK RD	NEW HYDE PARK NY	\$35,889,740	\$758,923.91
172	IKEA PROPERTY INC	IKEA PROPERTY INC	PO BOX 1029	DUBLIN PA	18917-1029	\$35,557,720	\$758,609.48
173	DISTRIBUTION FUNDING III INC	DISTRIBUTION FUNDING III INC	% THOMSON PROP TAX SERVICES	1000 S PINE ISLAND RD STE 330	PLANTATION FL	\$35,516,850	\$758,004.16
174	CGL LOS PRADOS LP	CGL LOS PRADOS LP	% DELOITTE PROP TAX-HN	1700 MARKET ST	PHILADELPHIA PA	\$38,119,160	\$750,351.83
175	THE HARBOR SHOPS LLC	THE HARBOR SHOPS LLC	221 W OAKLAND PARK BLVD	FORT LAUDERDALE FL	33311	\$35,792,310	\$748,112.98
176	FALLS AT MARINA BAY LP	FALLS AT MARINA BAY LP	13651 NW 4 ST	PEMBROKE PINES FL	33028	\$36,207,370	\$748,058.32
177	ATLANTIC BUSINESS CENTER LC	ATLANTIC BUSINESS CENTER LC	2100 PARK CENTER BLVD #900	POMPANO BEACH FL	33064	\$35,382,790	\$746,400.24
178	METROPOLITAN LIFE INS CO	METROPOLITAN LIFE INS CO	101 E KENNEDY BLVD STE 2330	TAMPA FL	33602	\$32,310,490	\$743,981.18
179	FLORIDA COCA-COLA BOTTLING CO	FLORIDA COCA-COLA BOTTLING CO	PO BOX 723040	ATLANTA GA	31139-0040	\$31,644,960	\$742,286.32
180	HAMPTON PLACE JOINT VENTURE	HAMPTON PLACE JOINT VENTURE	850 CLINTON SQUARE	ROCHESTER NY	14604	\$28,238,900	\$741,849.67
181	WRI/HOLLYWOOD HILLS LLC	WRI/HOLLYWOOD HILLS LLC	2600 CITADEL PLAZA STE 300	HOUSTON TX		\$32,298,860	\$741,459.50
182	KIMCO REALTY CORPORATION	KIMCO REALTY CORPORATION	3333 NEW HYDE PK RD STE 100	PO BOX 5020	NEW HYDE PK NY	\$31,216,020	\$739,780.03
183	CSH-ING WILLOWWOOD LP	CSH-ING WILLOWWOOD LP	% BRAZOS TAX GROUP	930 WEST FIRST ST STE 303	FORT WORTH TX	\$32,780,000	\$730,853.82
184	WINNERS CIRCLE RLTY HOLDING CO	WINNERS CIRCLE RLTY HOLDING CO	C/O MIKE OLIVERI	1701 W HILLSBORO BLVD STE 401	DEERFIELD BEACH FL	\$34,888,000	\$728,136.44
185	L/M #3	L/M #3	C/O LYON MGMT GROUP INC	4901 BIRCH ST	NEWPORT BEACH CA	\$32,433,880	\$726,909.51
186	CGL BANYAN BAY LP	CGL BANYAN BAY LP	% DELOITTE PROPERTY TAX-HN	1700 MARKET ST	PHILADELPHIA PA	\$33,011,370	\$723,055.61
187	KTR QUORUM LLC	KTR QUORUM LLC	% THOMSON TAX & ACCOUNTING	PO BOX 58460	PHILADELPHIA PA	\$33,990,000	\$722,847.95
188	WACHOVIA BANK NA	WACHOVIA BANK NA	PO BOX 36246	CHARLOTTE NC		\$33,808,660	\$722,733.35



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189	OPROCK HOLLYWOOD FEE LLC	OPROCK HOLLYWOOD FEE LLC	10 BANK ST	WHITE PLAINS NY	10606	\$33,359,070	\$721,124.59
190	JM AUTO INC	JM AUTO INC	PO BOX 1160	DEERFIELD BEACH FL	33443-1160	\$30,779,960	\$720,995.42
191	LIBERTY PROPERTY LTD PRTNR	LIBERTY PROPERTY LTD PRTNR	GREAT VALLEY CORPORATE CTR	500 CHESTERFIELD PKWY	MALVERN PA	\$32,455,350	\$720,406.52
192	SOUTH BROWARD HOSPITAL DISTRIC	SOUTH BROWARD HOSPITAL DISTRIC	3501 JOHNSON ST	HOLLYWOOD FL	33021	\$29,823,300	\$711,906.65
193	TRICONY TRADE CENTRE SOUTH LLC	TRICONY TRADE CENTRE SOUTH LLC	100 W CYPRESS CREEK ROAD	FORT LAUDERDALE FL	33309	\$33,555,330	\$711,013.61
194	GUMBERG,STANLEY R TR	GUMBERG,STANLEY R TR	% GUMBERG ASSET MGMT	3200 N FEDERAL HWY	FORT LAUDERDALE FL	\$33,758,920	\$706,247.89
195	200 BRICKELL LTD	200 BRICKELL LTD	300 SE 2 ST	FORT LAUDERDALE FL	33301	\$32,738,080	\$703,830.32
196	PALMS OWNER LLC	PALMS OWNER LLC	%TTA/EPROPERTY TAX DEPT 207	PO BOX 4900	SCOTTSDALE AZ	\$32,406,240	\$701,149.78
197	KONOVER & ASSOCIATES SOUTH INC	KONOVER & ASSOCIATES SOUTH INC	% KONOVER SOUTH	431 FAIRWAY DR STE 300	DEERFIELD BEACH FL	\$31,395,170	\$699,443.10
198	CITY NATIONAL BANK OF FLORIDA	CITY NATIONAL BANK OF FLORIDA	25 W FLAGLER ST SUITE 711	MIAMI FL	33130	\$30,946,530	\$699,190.12
199	BRH PARK COLONY L L C	BRH PARK COLONY L L C	1 BEACON ST STE 1500	BOSTON MA	02108-3107	\$31,581,170	\$694,015.12
200	DDRM MIDWAY PLAZA LLC	DDRM MIDWAY PLAZA LLC	3300 ENTERPRISE PKWY	BEACHWOOD OH	44122	\$31,378,460	\$692,252.66

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