

Export Data File Information (as of 12/3/2024)

Export File Location: ftp://crpublic@bcftp.broward.org/Official_Records_Download

DOCUMENT File

MM-DD-YYYYdoc-ver.txt is the Document file and will contain one record per instrument number of quality assured index data for the last fully verified and released business day. **MM-DD-YYYY** represents the fully verified and released business day (e.g., 11-04-2024 for fully released recordings of 11-04-2024).

Examples of a DOC record (fields separated by pipe character ('|')):

Clerk of Courts Final Judgment

119839770|20241009|10/09/2024|083048|FJ|0.00|||O|||2|0|V||E|24-132979-TC20A|

Deed

119840338|20241009|10/09/2024|102848|D|75000.00|||O|STONEBRIDGE GARDENS SECTION ONE CONDO UNIT 218 BLDG B AKA 2832-2A PER CDO BK/PG: 8741/726|494126DD0410|525.00|3|0|V||E||

Mortgage

119840339|20241009|10/09/2024|102848|M|105000.00|||O|||367.50|210.00|2|0|V||E||

Adoption (sealed record - metadata hidden)

119824010|20240930|09/30/2024|020103|ADP|0.00|||O|||2|2|V||E|SEALED|

Void (metadata deleted)

119032023|20230809|08/09/2023|024248|VOID|0.00|0|0|O|VOID|VOID|||1|4|V||E|VOID|

Notice of Commencement

119840283|20241009|10/09/2024|100759|NOC|0.00|||O|||2|0|V|||

DOC file fields:

Field Name	Description/Comments
Instrument Number	Up to 9 positions. Always present
Record Date (Format 1)	YYYYMMDD format - Always present
Record Date (Format 2)	MM/DD/YYYY format - Always present
Record Time	HHMMSS format (HH in 12 hour format) Always present.
Document Type Code	Up to 10 positions. Always present.
Consideration Amount	Monetary value (9999999.99) up to 19 positions. Records with no Consideration Amount will contain 0.00
Book Number	Book Number is no longer used - value 0.
Page Number	Page Number is no longer used - value 0.
Book Type	Type of Book, (O = Official Records Book, P = Plat Book, M = Map Book, R = Right of Way Map Book) one position. Always present.
Legal Description	First legal description on the document. Up to 255 positions. May be present. Additional legal descriptions, if present, can be found in MM-DD-YYYYlgl-ver.txt
Parcel ID	First Parcel ID (Property ID) on the document. 12 positions. May be present. (000000000000 if Deed and unavailable) Additional Parcel IDs, if present, can be found in MM-DD-YYYYlgl-ver.txt
Documentary Tax	Monetary value (999999.99) containing Documentary Stamp Tax Paid (applicable to Deeds and Mortgages, empty if not paid) May be present.
Intangible Tax	Monetary value (999999.99) containing Intangible Tax Paid (applicable to Mortgages, empty if not paid) May be present.
Number of Names	Number of party names indexed. Always present.
Confidential	0 = Public, 1 = Confidential, 2 = Sealed, 3 = Expunged, 4 = Void (index data unavailable for 2,3 and 4)
Status	R = Recorded (not fully indexed), I = Indexed, H = Verified, V = Verified & Released. Always present.

Re-record Flag	C = Corrected Document, R = Re-recorded Document, one position. May be present.
Source	E = Document received electronically. May be present.
Case Number	Broward Clerk of Court case number. May be present.

NAME File

MM-DD-YYYYnme-ver.txt is the Name (Party) file and will contain one record per name indexed to a document. There can be multiple name records per document.

Examples of a NME record (fields separated by pipe character ('|')):

119840338|BELT-WALKER,TERRI|D|1|

119840338|BELT,DODIE|D|2|

119840338|SOMEDAY PROPERTY SOLUTIONS LLC|R|1|

NAME file fields:

Field Name	Description/Comments
Instrument Number	Up to 9 positions. Always present
Party Name	Up to 150 positions. Always present.
Party Type	"D" indicates direct (from) party "R" indicates reverse (indirect / to) party. One position. Always present
Name Sequence	Numeric, designates order in which name was indexed within the party type classification of a document. Always present.

LINK File

MM-DD-YYYYlnk-ver.txt is the Link (Cross Reference) file and will contain one record per link indexed to a document. (e.g., Satisfaction/Release linked back to prior Mortgage). There can be multiple link records per document.

Examples of a LNK record (fields separated by pipe character ('|')):

119830601|0|0|O|RST|108859518|46531|1020|O|M|O 46531/1020| (keyed using book/page)

119831733|0|0|O|RST|114432744|0|0|O|M|O 114432744| (keyed using instrument number)

119831732|0|0|O|RST||||-O 24986/0175| (prior document information not available – either cross reference data provided is invalid or prior document not available in Broward’s index which commences at 1/1/1978.)

LINK file fields:

Field Name	Description/Comments
Instrument Number	Up to 9 positions. Always present
Book Number	Book Number, always 0.
Page Number	Page Number, always 0.
Book Type	Type of Book, (O = Official Records Book, P = Plat Book, M = Map Book, R = Right of Way Map Book) one position. Always present.
Document Type Code	Up to 10 positions. Always present.
Prior Instrument Number	Up to 9 positions. Always present
Prior Book Number	Book Number, up to six positions. May be present.
Prior Page Number	Page Number within a book, up to four positions. May be present.
Prior Book Type	Type of Book, (ex. O = Official Records Book, P = Plat Book, M = Map Book) one position. May be present.

Prior Document Type Code	Up to 10 positions. May be present.
Keypunch	Keyed index data used to establish document link (either Booktype Book/Page or Booktype Instrument Number) Always present – preceded by hyphen where prior document not present.

LEGAL File

MM-DD-YYYY|gl-ver.txt is the Legal Description and Parcel Id file and will contain one record per legal description and associated parcel id indexed on a conveyance document (e.g., Deed, Easement, Time Share Deed, etc.). There can be multiple legal records per document.

Examples of a LGL record (fields separated by pipe character ('|')):

119915857|A J BENDLE SUB 1-27 D 10-51-41 TR 22 BEG NE COR,WLY 918.42, S 330.65,E 137.30,S 330.52, E 254,N 330.52,E 527.14,N 330.47 TO POB|514110010091|

119915857|WALNUT CREEK 167-40 B PARCEL C|514110170030|

119915925|SANTA BARBARA RESORT & YACHT CLUB|| (no parcel id)

Field Name	Description/Comments
Instrument Number	Up to 9 positions. Always present
Legal Description	Legal description on the document. Up to 255 positions.
Parcel ID	Parcel ID (Property ID) on the document. 12 positions. May be present.

RANGE File

MM-DD-YYYYdoc-ver-rng.txt is the instrument number Range file which contains two records with the beginning and ending instrument numbers for the verified documents from the fully released prior business day.

Example of RNG file contents:

119837119

119839769

IMAGE File

MM-DD-YYYYimg.ZIP is a compressed Image file with a folder named **YYYYMMDD** which contains “public” single page TIFF format images for all documents from the fully released prior business day. The images are named by instrument number and page sequence.

Example:

Image Folder Name: **20241008**

Image File Names (**Instrument Number.Page Sequence.tif**):

119837120.001.tif

119837121.001.tif

119837121.002.tif