

Export Data File Information (as of 8/3/2014)

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

DOC Files

MM-DD-YYYYdoc-ver.txt and **MM-DD-YYYYdoc-rec.txt** are the document files and will contain one record per instrument number. **MM-DD-YYYYdoc-rec.txt** contains index data for documents recorded in the prior business day. **MM-DD-YYYYdoc-ver.txt** contains quality assured index data for documents verified in the prior business day. **MM-DD-YYYY** represents export creation day (e.g., 07-18-2014 for recordings of 07-17-2014).

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

Clerk of Courts Final Judgment (requires verification)

112412735|20140717|07/17/2014|070102|FJ|0.00|50940|237|O||||2|0|I||E|CONO-14-003388|

Deed (verified)

112412783|20140717|07/17/2014|071251|D|165000.00|50940|314|O|PEMBROKE LAKES SECTION SEVEN 107-37 B THAT PT OF TRACT A DESC AS,COMM AT NW COR OF TR A,ELY 139.77,S 1212.87,E 232.54,SELY 25,SWLY 244.99 TO POB,CONT SLY 26,ELY 73.17,NLY 26,WLY 73.17 TO POB AKA: TOWNHOUSE/VILLA 30-4 OF FLAMINGO VILLAS |514012080304|1155.00||3|0|H||E||

Mortgage (verified)

112415035|20140717|07/17/2014|041509|M|97500.00|50943|65|O||341.25|195.00|3|0|H||E||

Adoption (requires verification, metadata hidden)

112415179|20140717|07/17/2014|042951|ADP|0.00|50943|448|O||||2|2|I||E|SEALED|

Void (verified, metadata deleted)

112374289|20140626|06/26/2014|120244|VOID|0.00|50889|415|O|VOID|VOID|||1|4|H||E|VOID|

Notice of Commencement (verified, received in paper form)

112415063|20140717|07/17/2014|041703|NOC|0.00|50943|123|O||||2|0|H|||

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 (999999.99) up to 19 positions. Records with no Consideration Amount will contain 0.00
Book Number	Book Number, up to six positions. Always present (will be 0 after transition to Instrument Number only)
Page Number	Page Number within a book, up to four positions. Always present (will be 0 after transition to Instrument Number only)
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	Up to 255 positions. May be present.
Parcel ID	12 positions. May be present. (000000000000 if Deed and unavailable)
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 Files

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

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

103524378|PALM VACATION GROUP|D|1|

103524378|SMITH,DONALD L|R|1|

103524378|SMITH,MICHELINA|R|2|

NAME file fields:

Field Name	Description/Comments
Instrument Number	Up to 9 positions. Always present
Party Name	Up to 60 positions. Always present.
Party Type	"D" indicates direct (from) party "R" indicates reverse (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 Files

MM-DD-YYYYInk-ver.txt and **MM-DD-YYYYInk-rec.txt** are the link (cross reference) files 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 LINK record (fields separated by pipe character ('|')):

112415202|50943|491|O|RST|112324188|50825|743|O|LIE|O 50825/743| (keyed using book/page)

112415207|50943|504|O|RST|104969862|39575|1701|O|M|O 104969862| (keyed using instrument number)

112415203|50943|492|O|RST||||-O 48924/194| (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, up to six positions. Always present. (Will be 0 after transition to Instrument Number only).
Page Number	Page Number within a book, up to four positions. Always present. (Will be 0 after transition to Instrument Number only).
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. (Will be 0 after transition to Instrument Number only).
Prior Page Number	Page Number within a book, up to four positions. May be present. (Will be 0 after transition to Instrument Number only).
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.

RNG Files

MM-DD-YYYYdoc-ver-rng.txt and **MM-DD-YYYYdoc-rec-rng.txt** contain two records with the beginning and ending instrument numbers for the verified and recorded records from the prior business day.

Example of RNG file contents:

112412735
112415330

IMG File

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

Examples:

Image Folder Name: **20140717**

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

112412735.001.tif
112412736.001.tif
112412736.002.tif

The **MM-DD-YYYYimg.ZIP** file also has a single file named **BookPage.txt** which contains a cross reference between instrument number and book/page values in a comma separated format for the exported image range. *This file will no longer be created after Broward transitions to instrument number only for newly recorded documents.* The fields in the file are:

Instrument Number,Book Number,Starting Page Number,Number of Pages

Examples:

112412735,50940,237,1
112412736,50940,238,2
112412737,50940,240,2
112412738,50940,242,1