

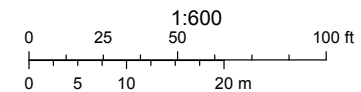
Property Id: 494234030570

**Please see map disclaimer



July 18, 2024

920 NE 13 STREET



Flight Date : Jan 1, 2024 & Jan 29, 2024 Broward County Property Appraiser



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	920-922 NE 13 STREET, FORT LAUDERDALE FL 33304	ID #	4942 34 03 0570
Property Owner	CALL OF AFRICA REALTY INC	Millage	0312
Mailing Address	920 NE 13 ST FORT LAUDERDALE FL 33304	Use	48-01
Abbr Legal Description	PROGRESSO 2-18 D & PT 35-49-42 POR BLK 109 & ADJ LANDS LYING ELY OF BLK 109 DESC AS: COMM AT MOST SLY COR BLK 109, NE 198.46 TO C/L OF VAC ALLEY (PER OR 13946/98), N ALG C/L 72.19 TO POB CONT N 166.24, E 275.50 TO NWLY R/W/L FEC RR, SW 226.67, W 121.30 TO POB, TOG W/ VAC'D PORTIONS AS DESC IN OR 28463/468, ALSO PT OF VACA R/W DESC AS: COMM MOST SLY COR OF SAID BLK 109, NE 296.92 TO POB, E 54.67, SW 37.16, NW 40.10 TO POB		

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)**.

* 2024 values are considered "working values" and are subject to change.								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$455,100	\$1,244,180	\$1,699,280	\$1,362,740				
2023	\$350,080	\$1,127,170	\$1,477,250	\$1,238,860	\$27,665.46			
2022	\$350,080	\$1,011,720	\$1,361,800	\$1,126,240	\$24,861.67			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,699,280	\$1,699,280	\$1,699,280	\$1,699,280				
Portability	0	0	0	0				
Assessed/SOH	\$1,362,740	\$1,699,280	\$1,362,740	\$1,362,740				
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	\$1,362,740	\$1,699,280	\$1,362,740	\$1,362,740				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
2/1/2019	DRR-T	\$100	115589337	\$13.00	35,008	SF		
12/11/2018	QCD-T	\$100	115496300					
6/25/1998	QCD	\$100	28463 / 468					
6/25/1998	SWD	\$260,000	28463 / 470					
4/2/1998	QCD	\$100	28463 / 467	Adj. Bldg. S.F. (Card, Sketch)		11726		
				Eff./Act. Year Built: 1964/1962				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
11726						35008		

EXISTING -FRONT OF BUILDING VIEW



EXISTING – WEST VIEW



EXISTING EAST VIEW



CONCEPT RENDERING



coa_w_r04_0001

CONCEPT RENDERING



coa_w_r04_0002

CONCEPT RENDERING



coa_w_r04_0003

CONCEPT RENDERING



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CONCEPT RENDERING



coa_w_r04_0005

CONCEPT RENDERING



coa_w_r04_0006

CONCEPT RENDERING



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CONCEPT RENDERING



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CONCEPT RENDERING



coa_w_r04_0009

CONCEPT RENDERING



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