



Property Address	701 NW 5 AVENUE #E - F, FORT LAUDERDALE FL 33311	ID #	4942 34 06 9460
Property Owner	THRIVE DEVELOPMENT GROUP LLC	Millage	0312
Mailing Address	9232 ABBOTT AVE MIAMI FL 33154	Use	48-09
Abbr Legal Description	PROGRESSO 2-18 D LOTS 7 THRU 24 BLK 281		

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)**.

* 2026 values are considered "working values" and are subject to change.
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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$1,214,980	\$5,518,040	\$6,733,020	\$5,173,500	
2025	\$1,214,980	\$5,518,040	\$6,733,020	\$4,703,190	
2024	\$1,214,980	\$4,372,720	\$5,587,700	\$4,275,630	\$94,038.41

2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,733,020	\$6,733,020	\$6,733,020	\$6,733,020
Portability	0	0	0	0
Assessed/SOH	\$5,173,500	\$6,733,020	\$5,173,500	\$5,173,500
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	\$5,173,500	\$6,733,020	\$5,173,500	\$5,173,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/18/2016	WD-Q	\$2,700,000	114056335	\$20.00	60,749	SF
12/8/2008	QC*-T	\$100	45861 / 1597			
11/10/2004	WD*	\$1,658,400	38559 / 1800			
9/8/1993	QCD	\$100	21098 / 567			
				Adj. Bldg. S.F. (Card, Sketch)		32739
				Eff./Act. Year Built: 2023/1973		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
32739						60749		