



Site Address	NW 7 PLACE, FORT LAUDERDALE	ID #	5042 04 08 0120
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80

Abbreviated Legal Description	LAUDERDALE HOMESITES SEC A 3-44 B LOT 3 BLK 2
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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\(8\)](#).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$4,950		\$4,950	\$4,950	
2014	\$4,950		\$4,950	\$4,950	
2013	\$4,950		\$4,950	\$4,950	

IMPORTANT: The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

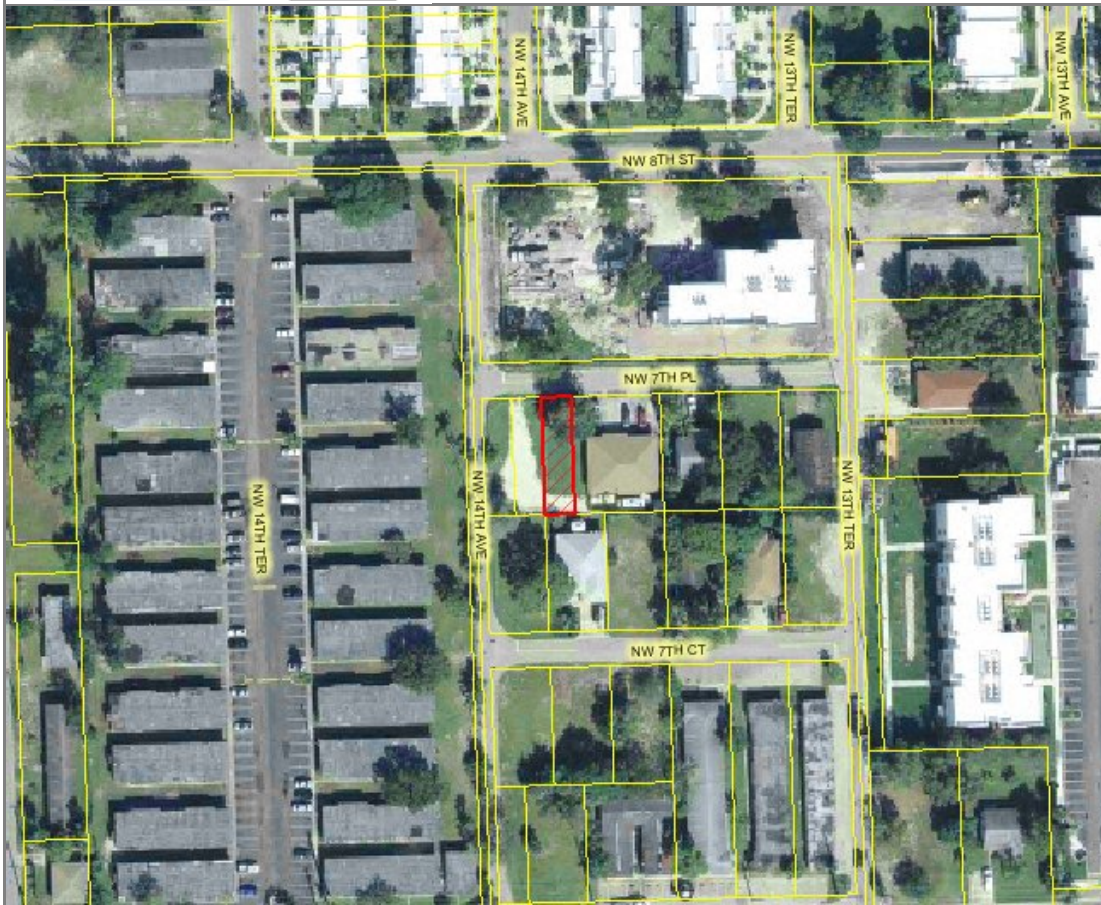
2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,950	\$4,950	\$4,950	\$4,950
Portability	0	0	0	0
Assessed/SOH	\$4,950	\$4,950	\$4,950	\$4,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$4,950	\$4,950	\$4,950	\$4,950
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
3/8/2004	WD*	\$19,700	37092 / 842
			2887 / 691

Land Calculations		
Price	Factor	Type
\$2.00	2,475	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								



- Streets
- Parcels
- Aerials (2014)
- County Boundary

Map

0 57 ft

Created on 2/26/2015 3:40:53 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

Prepared By & Return to:
Kate Cobb
Principle Title Insurance Agency, Inc.
1401 East Broward Boulevard, Suite 101.
Fort Lauderdale, FL 33301
Pursuant to the Issuance
of Title Insurance
Property Appraiser's Parcel
Identifying No. 10204-11-08000 and
10204-08-01200

WARRANTY DEED

THIS INDENTURE, made this 8th day of March, 2004, between, HUGH A. CHANCE, A MARRIED MAN, DAVID L. CHANCE, A SINGLE MAN, GREGORY S. CHANCE, A SINGLE MAN, AL J. CHANCE, a MARRIED MAN, MAURICE K. ROLLE, A SINGLE MAN, Grantor,* and CITY OF FORT LAUDERDALE A FLORIDA MUNICIPAL CORP., whose post office address is 100 N. Andrews Avenue, Fort Lauderdale, FL 33301, Grantee*;

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

Lots 47 and 48, Block 3 of LINCOLN PARK CORRECTED, according to the Plat thereof, as recorded in Plat Book 5, Page 2, of the Public Records of Broward County, Florida.

Lot 3, Block 2 of LAUDERHILL HOMESITES SECTION A, according to the Plat thereof, as recorded in Plat Book 3, Page 44, of the Public Records of Broward County, Florida.

SUBJECT TO: Restrictions, reservations, easements and limitations of record; zoning and/or restrictions and prohibitions imposed by governmental authority; and taxes for the year 2004 and thereafter;

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

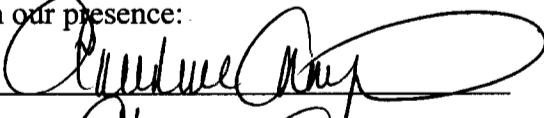
First Parties hereby represents and warrants that neither First Parties nor their spouses or any member of their family reside on the above described property or adjacent thereto; accordingly, said property does not constitute the homestead property of the Grantors.


The Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all person whomsoever.

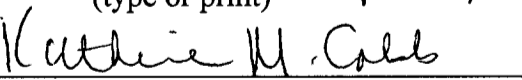
*(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument, the singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and other legal entities, wherever the context so admits or requires.)


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Name: Claudine Campaleng
(type or print)

 (SEAL)
HUGH A. CHANCE
Post Office Address:
431 NW 33rd Avenue
Fort Lauderdale, FL 33311


Name: **KATHERINE M. COBB**
(type or print)

 (SEAL)
DAVID L. CHANCE
Post Office Address:
1870 NW 59th Way
Fort Lauderdale, FL 33313

Name: _____
(type or print)

Name: _____
(type or print)

nlc
Name: GREGORY S. CHANCE
(type or print)

Gregory S. Chance (SEAL)
GREGORY S. CHANCE
Post Office Address:
545 NW 8th Avenue
Fort Lauderdale, FL 33311

Name: _____
(type or print)

Al J. Chance (SEAL)
AL J. CHANCE
Post Office Address:
4711 N. 6th Street
Fort Lauderdale, FL 33313

Name: _____
(type or print)

Name: _____
(type or print)

Maurice K. Rolle (SEAL)
MAURICE K. ROLLE
Post Office Address:
545 NW 8th Avenue
Fort Lauderdale, FL 33311

Name: _____
(type or print)

Name: _____
(type or print)

THIS IS NOT AN OFFICIAL COPY

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 8th day of March, 2004, by HUGH A. CHANCE, DAVID L. CHANCE, GREGORY S. CHANCE, AL J. CHANCE, MAURICE K. ROLLE, who produced Driver's License as identification.

Claudine Camperfengo
Name: Claudine Camperfengo
Notary Public Commission # CC 988470
My Commission Expires Jan. 1, 2005
Commission No.: _____ Inc.