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Site Address	900-906 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 05 0010
Property Owner	FPA II LLC	Millage	0312
Mailing Address	900 NW 6 ST # 201 FORT LAUDERDALE FL 33311-8004	Use	12-02
Abbreviated Legal Description	TUSKEGEE PARK 3-9 B LOT 1,2 LESS RD BLK 1		

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 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$137,700	\$1,129,100	\$1,266,800	\$857,920	
2023	\$137,700	\$1,129,100	\$1,266,800	\$779,930	\$24,144.74
2022	\$137,700	\$1,129,100	\$1,266,800	\$709,030	\$22,455.96

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,266,800	\$1,266,800	\$1,266,800	\$1,266,800
Portability	0	0	0	0
Assessed/SOH	\$857,920	\$1,266,800	\$857,920	\$857,920
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	\$857,920	\$1,266,800	\$857,920	\$857,920

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
12/29/2016	WD*-D	\$1,500,000	114126747
11/19/2015	CE*-D	\$300	113465246
3/22/2010	DR*-T		46957 / 282
1/29/2010	QC*-T	\$100	46929 / 1191
1/6/2010	CE*-D	\$500	46818 / 206

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$11.00	12,518	SF
Adj. Bldg. S.F. (Card, Sketch)		12134
Eff./Act. Year Built: 1980/1955		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
12134						12518		

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