



Site Address	101-119 NW 2 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 10 01 1720
Property Owner	ALL ABOARD FLORIDA-OPERATIONS LLC	Millage	9312
Mailing Address	2855 LEJEUNE RD #4FL CORAL GABLES FL 33134	Use	10

Abbreviated Legal Description	FT LAUDERDALE B-40 D LOTS 3,4,5,6,19,20,21,22 BLK 11
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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 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$1,330,000		\$1,330,000	\$622,680	
2016	\$826,500		\$826,500	\$566,080	\$13,165.46
2015	\$826,500		\$826,500	\$514,620	\$12,895.77

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,330,000	\$1,330,000	\$1,330,000	\$1,330,000
Portability	0	0	0	0
Assessed/SOH	\$622,680	\$1,330,000	\$622,680	\$622,680
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	\$622,680	\$1,330,000	\$622,680	\$622,680

Sales History			
Date	Type	Price	Book/Page or CIN
9/23/2013	SWD-D	\$7,900,000	111838199
2/11/2005	WD	\$1,800,000	39126 / 1183
12/31/1998	WD	\$1,100,000	29115 / 950
6/1/1988	WD	\$235,000	15547 / 405
3/1/1981	WD	\$204,000	

Land Calculations		
Price	Factor	Type
\$35.00	38,000	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								