



Site Address	900 NE 13 STREET, FORT LAUDERDALE FL 33304	ID #	4942 34 03 0620
Property Owner	FORT YNES LLC	Millage	0312
Mailing Address	57 C1 BOCA RATON FL 33433	Use	48-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 7 LESS S 5.26, LOTS 8 THRU 13, LOT 14 LESS N 15 FOR RD, ALL IN BLK 109		

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).

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$343,730	\$3,030,690	\$3,374,420	\$2,363,370	
2024	\$297,900	\$1,850,620	\$2,148,520	\$2,148,520	\$44,405.11
2023	\$229,150	\$2,235,810	\$2,464,960	\$2,464,960	\$50,821.97

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,374,420	\$3,374,420	\$3,374,420	\$3,374,420
Portability	0	0	0	0
Assessed/SOH	\$2,363,370	\$3,374,420	\$2,363,370	\$2,363,370
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	\$2,363,370	\$3,374,420	\$2,363,370	\$2,363,370

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/17/2025	SWD-Q	\$4,300,000	120179074	\$15.00	22,915	SF
12/20/2021	WD-Q	\$2,900,000	117821219			
2/25/2010	QCD-T	\$100	46919 / 1831			
6/5/2007	QCD-D	\$1,059,500	44235 / 1408			
7/16/2003	WD	\$700,000	35637 / 1033	Adj. Bldg. S.F. (Card, Sketch)		14838
				Eff./Act. Year Built: 1980/1962		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
14838						22915		



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CAM #26-0083
Exhibit 2
Page 4 of 4