



<b>Site Address</b>	2949 N FEDERAL HIGHWAY , FORT LAUDERDALE	<b>ID #</b>	4942 25 05 0040
<b>Property Owner</b>	RETAIL PLAZA PROPERTIES LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	6255 SW 133 ST PINECREST FL 33156	<b>Use</b>	39
<b>Abbreviated Legal Description</b>	CORAL RIDGE PROPERTIES 28-8 B LOT 3 S1/2		

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 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$1,265,430	\$662,740	\$1,928,170	\$1,928,170	
2012	\$1,265,430	\$662,740	\$1,928,170	\$1,928,170	\$43,358.80
2011	\$1,544,250	\$737,610	\$2,281,860	\$2,281,860	\$50,330.03

**IMPORTANT:** The 2013 values currently shown are "roll over" values from 2012. 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, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,928,170	\$1,928,170	\$1,928,170	\$1,928,170
Portability	0	0	0	0
Assessed/SOH	\$1,928,170	\$1,928,170	\$1,928,170	\$1,928,170
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	\$1,928,170	\$1,928,170	\$1,928,170	\$1,928,170

Sales History				
Date	Type	Price	Book	Page
8/29/2012	CE*-D	\$2,200,100	49081	1979
9/7/2006	WD*	\$4,225,000	42746	1744
1/1/1971	WD	\$450,000	4776	351

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$25.00	50,617	SF
Adj. Bldg. S.F. (See Sketch)		22853
Units		35

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
22853								



Site Address	2949 N FEDERAL HIGHWAY , FORT LAUDERDALE	ID #	4942 25 05 0370
Property Owner	RETAIL PLAZA PROPERTIES LLC	Millage	0312
Mailing Address	6255 SW 133 ST PINECREST FL 33156	Use	39
Abbreviated Legal Description	CORAL RIDGE PROPERTIES 28-8 B THAT PT OF TR B DESC AS BEG AT SW COR OF LOT 3,N ALG W/L ARC DIST OF 240.06 TO NW COR,SW 60, SLY ARC DIST OF 230.47,NE 60 TO POB		

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 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$705,500	\$199,370	\$904,870	\$904,870	
2012	\$705,500	\$199,370	\$904,870	\$904,870	\$19,361.03
2011	\$705,800	\$292,560	\$998,360	\$998,360	\$21,176.55

**IMPORTANT:** The 2013 values currently shown are "roll over" values from 2012. 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, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$904,870	\$904,870	\$904,870	\$904,870
Portability	0	0	0	0
Assessed/SOH	\$904,870	\$904,870	\$904,870	\$904,870
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	\$904,870	\$904,870	\$904,870	\$904,870

Sales History				
Date	Type	Price	Book	Page
8/29/2012	CE*-D	\$2,200,100	49081	1979
9/7/2006	WD*	\$4,225,000	42746	1744
1/1/1971	WD	\$152,817	4776	351

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$50.00	14,110	SF
Adj. Bldg. S.F. (See Sketch)		6863
Units		16

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
6863								



<b>Site Address</b>	NE 21 TERRACE , FORT LAUDERDALE	<b>ID #</b>	4942 25 05 0372
<b>Property Owner</b>	RETAIL PLAZA PROPERTIES LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	6255 SW 133 ST PINECREST FL 33156	<b>Use</b>	95
<b>Abbreviated Legal Description</b>	CORAL RIDGE PROPERTIES 28-8 B THAT PT OF TR B DESC IN OR 1704/510, LESS BEG AT SW COR OF LOT 3, N 240.06 ALG W/L, SW 60, SLY 230.47, ELY 60 TO POB		

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)**.

<b>Property Assessment Values</b>					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$2,240		\$2,240	\$2,240	
2012	\$2,240		\$2,240	\$2,240	\$45.16
2011	\$2,240		\$2,240	\$2,240	\$45.00
<b>IMPORTANT:</b> The 2013 values currently shown are "roll over" values from 2012. 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, 2013, to see the actual proposed 2013 assessments and portability values.					

<b>2013 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,240	\$2,240	\$2,240	\$2,240
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$2,240	\$2,240	\$2,240	\$2,240
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$2,240	\$2,240	\$2,240	\$2,240

<b>Sales History</b>				
Date	Type	Price	Book	Page
8/29/2012	CE*-D	\$2,200,100	49081	1979
9/7/2006	WD*	\$4,225,000	42746	1744
12/1/1985	QCD	\$100	14776	351

<b>Land Calculations</b>		
Price	Factor	Type
\$0.10	22,384	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								