



Site Address	1055 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 36 09 0030
Property Owner	1055 LLC	Millage	0312
Mailing Address	4577 N NOB HILL RD STE 105 SUNRISE FL 33351	Use	72

Abbreviated Legal Description	LAKE PARK UNIT 1 23-36 B LOT 1 LESS N 710.91 & LESS THAT PT AS DESC IN DB 729/115 & LESS ST RD R/W
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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 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$2,568,150	\$3,982,350	\$6,550,500	\$6,550,500	
2013	\$2,568,150	\$3,982,350	\$6,550,500	\$6,550,500	\$154,397.61
2012	\$2,568,150	\$3,982,350	\$6,550,500	\$6,550,500	

IMPORTANT: The 2014 values currently shown are "roll over" values from 2013. 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, 2014, to see the actual proposed 2014 assessments and portability values.

2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,550,500	\$6,550,500	\$6,550,500	\$6,550,500
Portability	0	0	0	0
Assessed/SOH	\$6,550,500	\$6,550,500	\$6,550,500	\$6,550,500
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	\$6,550,500	\$6,550,500	\$6,550,500	\$6,550,500

Sales History			
Date	Type	Price	Book/Page or CIN
10/23/2012	SWD-D	\$3,850,000	49193 / 1136
9/23/1998	WD	\$4,000,000	28872 / 1060
12/1/1986	TD*	\$2,475,000	14006 / 109

Land Calculations		
Price	Factor	Type
\$25.00	102,726	SF
Adj. Bldg. S.F. (See Sketch)		53762
Units		148

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
1								
53762								