



Site Address	1180 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 36 00 0271
Property Owner	PREMIER RIVA LLC	Millage	0312
Mailing Address	1180 N FEDERAL HWY FORT LAUDERDALE FL 33304	Use	39

Abbreviated Legal Description	36-49-42 POR OF THE N 400 OF S 903.85 OF GOVT LOT 7 OF SAID SEC LYING E OF US HWY 1, EXCEPT THAT POR DESC AS FOLL, BEG AT PT ON E/R/W/L OF US 1 A DIST OF 903.85 N OF S/L OF SAID SEC, E 217, S 350, W 230.63 NLY 156.26, N 194 TO POB
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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	\$1,563,390	\$2,015,080	\$3,578,470	\$3,578,470	
2013	\$1,563,390	\$1,900,950	\$3,464,340	\$3,464,340	\$76,946.43
2012	\$1,563,390	\$1,806,480	\$3,369,870	\$3,369,870	\$72,413.68

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	\$3,578,470	\$3,578,470	\$3,578,470	\$3,578,470
Portability	0	0	0	0
Assessed/SOH	\$3,578,470	\$3,578,470	\$3,578,470	\$3,578,470
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	\$3,578,470	\$3,578,470	\$3,578,470	\$3,578,470

Sales History			
Date	Type	Price	Book/Page or CIN
5/14/2014	SWD	\$1,800,000	112289739
6/8/1992	QCD	\$117	20196 / 102

Land Calculations		
Price	Factor	Type
\$18.00	86,855	SF
Adj. Bldg. S.F. (See Sketch)		29047
Units		58

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
29047								