



~~Interest~~  
Interest

Site Address	3100 NE 32 AVENUE , FORT LAUDERDALE	ID #	4943 19 01 0690
Property Owner	CAPSTONE REALTY INC % PNC REALTY SRVCS	Millage	0312
Mailing Address	620 LIBERTY AVE 18 FLR PITTSBURGH PA 15222	Use	28

Legal Description	GALT OCEAN MILE 34-16 B LOT 1 BLK 5
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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 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
2011	\$416,390	\$7,980	\$424,370	\$424,370	
2010	\$416,390	\$7,980	\$424,370	\$424,370	\$8,709.65
2009	\$416,390	\$7,980	\$424,370	\$424,370	\$8,428.92

**IMPORTANT: The 2011 values currently shown are very preliminary numbers. Those numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2011, to see the actual proposed 2011 assessments and portability values.**

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$424,370	\$424,370	\$424,370	\$424,370
Portability	0	0	0	0
Assessed/SOH	\$424,370	\$424,370	\$424,370	\$424,370
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	\$424,370	\$424,370	\$424,370	\$424,370

Sales History				
Date	Type	Price	Book	Page
7/8/2009	DR*-T		47812	199
7/8/2009	SW*-D	\$850,000	46395	1443
8/4/2004	WD*	\$2,400,000	37996	1594
1/29/1997	WD*	\$787,000	25972	246
8/28/1995	CE*	\$100	23853	767

Land Calculations		
Price	Factor	Type
\$6,500	64.06	FF
Adj. Bldg. S.F. (See Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
03					
L					
1					

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Exhibit 3

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Site Address	NE 33 AVENUE , FORT LAUDERDALE	ID #	4943 19 01 0700
Property Owner	CAPSTONE REALTY INC % PNC REALTY SRVCS	Millage	0312
Mailing Address	620 LIBERTY AVE 18 FLR PITTSBURGH PA 15222	Use	28
Legal Description	GALT OCEAN MILE 34-16 B LOTS 2 THRU 6 BLK 5		

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 2010 Exemptions and Taxable Values reflected on Nov. 1, 2010 tax bill.					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
2011	\$1,258,860	\$30,000	\$1,288,860	\$1,288,860	
2010	\$1,258,860	\$30,000	\$1,288,860	\$1,288,860	\$26,452.17
2009	\$1,258,860	\$30,000	\$1,288,860	\$1,288,860	\$25,599.59

**IMPORTANT: The 2011 values currently shown are very preliminary numbers. Those numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2011, to see the actual proposed 2011 assessments and portability values.**

2011 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,288,860	\$1,288,860	\$1,288,860	\$1,288,860
Portability	0	0	0	0
Assessed/SOH	\$1,288,860	\$1,288,860	\$1,288,860	\$1,288,860
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	\$1,288,860	\$1,288,860	\$1,288,860	\$1,288,860

Sales History				
Date	Type	Price	Book	Page
7/8/2009	DR*-T		47812	199
7/8/2009	SW*-D	\$850,000	46395	1443
4/13/2005	WD*	\$3,700,000	39478	1444
4/26/2001	QCD	\$100	31578	1511
11/24/1999	WD	\$530,000	30071	637

Land Calculations		
Price	Factor	Type
\$6,500	193.67	FF
Adj. Bldg. S.F. (See Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
03					
L					
1					

12-1294

Exhibit 3

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