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Site Address	1375-1379 PROGRESSO DRIVE, FORT LAUDERDALE FL 33304	ID #	4942 35 00 0149
Property Owner	AALW PROPERTIES INC	Millage	0312
Mailing Address	2564 NW 63 ST BOCA RATON FL 33496	Use	41

Abbreviated Legal Description	35-49-42 COMM AT INTERSEC OF W/R/W/L OF FEC RR & ELY EXT OF N/R/W/L OF NE 13 ST,WLY 238.64,NELY 192.27 PARA WITH W/R/W/L OF FEC RR TO POB,CONT NELY 126.72,NLY ALG CUR PARA WITH SAID W/R/W/L ARC DIST 173.28,NW 125,SWLY ARC DIST 165.06 TO PT OF TANG, SWLY 126.72,SELY 125 TO POB,AS DESC IN OR 3612/251
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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					
<a href="#">Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$443,740	\$373,380	\$817,120	\$789,750	
2016	\$443,740	\$274,220	\$717,960	\$717,960	\$14,169.07
2015	\$443,740	\$196,090	\$639,830	\$639,830	\$13,036.07

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$817,120	\$817,120	\$817,120	\$817,120
Portability	0	0	0	0
Assessed/SOH	\$789,750	\$817,120	\$789,750	\$789,750
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	\$789,750	\$817,120	\$789,750	\$789,750

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
9/20/2015	WD-Q	\$900,000	113268633
6/5/2006	PRD	\$850,000	42314 / 1095
1/1/1989	WD	\$100	16622 / 388
2/1/1968	WD	\$15,000	

Land Calculations		
Price	Factor	Type
\$12.00	36,978	SF
Adj. Bldg. S.F. (Card, Sketch)		9079
Eff./Act. Year Built: 1969/1968		

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