



MARTY KIAR
BROWARD COUNTY
 PROPERTY APPRAISER

IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.
 If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.
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Site Address	NW 8 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8410
Property Owner	SJC SISTRUNK LLC	Millage	0312
Mailing Address	4025 NE 34 AVE FORT LAUDERDALE FL 33308	Use	10-02

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 15 TO 21 BLK 328
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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\(8\)](#).

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Property Assessment Values
[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$708,750		\$708,750	\$387,110	
2024	\$708,750		\$708,750	\$351,920	\$9,221.84
2023	\$519,750		\$519,750	\$319,930	\$7,680.38

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$708,750	\$708,750	\$708,750	\$708,750
Portability	0	0	0	0
Assessed/SOH	\$387,110	\$708,750	\$387,110	\$387,110
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	\$387,110	\$708,750	\$387,110	\$387,110

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/9/2014	WD*-D	\$250,000	112710551	\$30.00	23,625	SF
12/8/2014	DR*-T	\$100	112710549			

4/19/2013	QC*-T	\$100	111577700			
8/31/2001	QC*	\$37,300	32184 / 1978			
9/24/1996	DR*		25597 / 671	Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						23625		

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Site Address	SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8420
Property Owner	SJC SISTRUNK LLC	Millage	0312
Mailing Address	4025 NE 34 AVE FORT LAUDERDALE FL 33308	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 22,23,24 LESS PT FOR ST BLK 328
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Property Assessment Values

[Click here to see 2024 Exemptions and Taxable Values as reflected on the Nov. 1, 2024 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$255,000		\$255,000	\$165,610	
2024	\$255,000		\$255,000	\$150,560	\$3,607.10
2023	\$187,000		\$187,000	\$136,880	\$3,028.98

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$255,000	\$255,000	\$255,000	\$255,000
Portability	0	0	0	0
Assessed/SOH	\$165,610	\$255,000	\$165,610	\$165,610
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	\$165,610	\$255,000	\$165,610	\$165,610

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/9/2014	WD*-D	\$250,000	112710551	\$30.00	8,500	SF
12/8/2014	DR*-T	\$100	112710549			

4/19/2013	QC*-T	\$100	111577700			
8/31/2001	QC*	\$37,300	32184 / 1978			
9/24/1996	DR*		25597 / 671	Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						8500		

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Site Address	821 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8430
Property Owner	SJC SISTRUNK LLC	Millage	0312
Mailing Address	PO BOX 41 FORT LAUDERDALE FL 33308	Use	11-10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 25 THRU 28,POR DESC AS FOL,BEG AT NE COR OF LOT 28,SLY 87.96,WLY 99 TO P/C,NWLY ARC DIST OF 39.27 TO P/T,NLY 63, ELY 124 TO POB BLK 328
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Property Assessment Values
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Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$377,020	\$35,540	\$412,560	\$304,970	
2024	\$377,020	\$35,540	\$412,560	\$277,250	\$7,306.35
2023	\$193,900	\$82,000	\$275,900	\$252,050	\$6,106.30

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$412,560	\$412,560	\$412,560	\$412,560
Portability	0	0	0	0
Assessed/SOH	\$304,970	\$412,560	\$304,970	\$304,970
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	\$304,970	\$412,560	\$304,970	\$304,970

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
9/26/2019	WD-D	\$900,000	116092224
7/2/2013	QCD-T	\$100	111646842

Land Calculations		
Price	Factor	Type
\$35.00	10,772	SF

10/30/2006	QCD	\$100	43529 / 1211			
12/1/2004	QCD	\$100	38678 / 359			
11/19/2004	QCD	\$165,000	38570 / 1345	Adj. Bldg. S.F. (Card, Sketch)		1188
Eff./Act. Year Built: 1968/1967						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
1188						10772		

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